

**REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF EAST RIDGE**

**AGENDA
December 11, 2025
6:00 pm**

1. Call to Order
2. Invocation
3.
 - A. Roll Call
 - B. Presentation of Christmas Parade Awards
4. Approval of Minutes November 13, 2025
5. Communication from Citizens
6. Communication from Councilmembers
7. Communication from City Manager
8. Old Business:
 - A. **ORDINANCE NO. 1238** - AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE FISCAL YEAR 2026 OPERATING BUDGET, ORDINANCE NO. 1226, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS (2nd READING)
 - B. Discussion of Draft Ordinance for Mobile Food Vending
9. New Business
 - A. **RESOLUTION NO. 3767** - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE RELEASE OF THE CITY'S RIGHT OF REVERTER RELATED TO REAL PROPERTY CONVEYED TO EAST RIDGE GENERAL HOSPITAL, INC.
 - B. **RESOLUTION NO. 3768** - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE CITY MANAGER TO APPROVE A CHANGE ORDER REQUEST IN THE AMOUNT OF \$41,532 FOR THE COMMUNITY CENTER EXPANSION PROJECT
 - C. **RESOLUTION NO. 3769** - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE RETURN OF UNEXPENDED FUNDS FROM THE FISCAL YEAR 2025 SCHOOL RESOURCE OFFICER GRANT TO THE TENNESSEE DEPARTMENT OF SAFETY AND HOMELAND SECURITY
 - D. **RESOLUTION NO. 3770** - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL ACCEPTING THE STEP ONE TEACHING GARDEN GRANT AWARDED TO THE CITY BY THE HAMILTON COUNTY HEALTH DEPARTMENT
 - E. **RESOLUTION NO. 3771** - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE PURCHASE AND INSTALLATION OF THREE REPLACEMENT SERVERS FOR THE CITY'S INFORMATION TECHNOLOGY INFRASTRUCTURE
 - F. **RESOLUTION NO. 3772** - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING A BID FOR THE 2026 SEASONAL RECREATION UNIFORMS

- G. **RESOLUTION NO. 3773** - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL MEMORIALIZING AN APPOINTMENT BY COUNCILMEMBER EZELL TO THE EAST RIDGE BEER BOARD
- H. **RESOLUTION NO. 3774** - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL MEMORIALIZING THE APPOINTMENT OF THE CHAIRPERSON OF THE EAST RIDGE BEER BOARD BY MAYOR WILLIAMS
- I. **RESOLUTION NO. 3775** - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL MEMORIALIZING AN APPOINTMENT BY COUNCILMEMBER CAGLE TO THE EAST RIDGE LIBRARY BOARD
- J. **RESOLUTION NO. 3776** - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL MEMORIALIZING AN APPOINTMENT BY COUNCILMEMBER WITT TO THE EAST RIDGE LIBRARY BOARD
- K. **RESOLUTION NO. 3777** - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING AN APPOINTMENT BY THE CITY COUNCIL TO THE EAST RIDGE LIBRARY BOARD
- L. Discussion of Tentative Agenda for **January 8, 2026**, City Council Meeting (Attachment A)

10. Adjournment

ATTACHMENT A
TENTATIVE AGENDA
January 8, 2026

8. Old Business:

NONE

9. New Business

- A. **PUBLIC HEARING FOR ORDINANCE NO. 1239** - AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTY LOCATED AT 1408 SAN HSI DRIVE, TAX MAP #169K-J-009, FROM C-2 GENERAL COMMERCIAL DISTRICT TO R-2 RESIDENTIAL DUPLEX DISTRICT
- B. **ORDINANCE NO. 1239** - AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTY LOCATED AT 1408 SAN HSI DRIVE, TAX MAP #169K-J-009, FROM C-2 GENERAL COMMERCIAL DISTRICT TO R-2 RESIDENTIAL DUPLEX DISTRICT (1ST READING)
- C. **RESOLUTION NO. ____** - Approving the Fiscal Year 2025-2026 Annual Resurfacing Program

**REGULAR MEETING OF THE CITY COUNCIL
OF THE CITY OF EAST RIDGE**

**November 13, 2025
6:00 p.m.**

The East Ridge City Council met pursuant to the meeting notice on November 13, 2025, at 6:00 p.m. in the East Ridge City Hall Council Chambers. Mayor Williams called the meeting to order.

Robert Jones gave the invocation. All present joined in for the Pledge of Allegiance.

Present: Mayor Brian Williams, Vice Mayor David Tyler, Councilmember Jacky Cagle, Councilmember Jeff Ezell, Councilmember Andrea Witt, City Manager Scott Miller, City Attorney Mark Litchford, Finance Director Diane Qualls, and City Clerk Jennifer Deitrick

Attendance: Thirteen

Approval of Minutes October 23, 2025

Councilmember Witt moved to approve the October 23, 2025 minutes. Vice Mayor Tyler seconded. There being no discussion, Mayor Williams asked for a roll call vote. Vice Mayor Tyler - yes; Councilmember Cagle - yes; Councilmember Ezell - yes; Councilmember Witt - yes; Mayor Williams - yes. Motion carried unanimously.

Communication from Citizens: None

Communication from Councilmembers

Vice Mayor Tyler, Councilmember Cagle, and Councilmember Witt had no comments.

Councilmember Ezell asked about the responsibility of lowering flags to half-staff for the City. City Manager Miller responded that the Maintenance Department is responsible.

Mayor Williams announced several upcoming Parks and Recreation events and East Ridge Library events.

Communication from City Manager

City Manager Miller provided updates on the North Mack Smith Road project, City resurfacing projects, Venue 1921, and the Community Center expansion.

Old Business

PUBLIC HEARING ORDINANCE NO. 1236 - AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTY LOCATED AT 416 DONALDSON ROAD, TAX MAP #156E-L-009, FROM R-1 RESIDENTIAL DISTRICT TO R-2 RESIDENTIAL DUPLEX DISTRICT

City Attorney Litchford read the ordinance on caption. Mayor Williams opened the public hearing. Chief Building Official Howell stated that the rezoning would bring an existing duplex into conformity with current zoning regulations. There being no public comment, Mayor Williams closed the public hearing.

ORDINANCE NO. 1236 - AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE ZONING REGULATIONS AND THE ZONING MAP OF THE CITY OF EAST RIDGE, TENNESSEE SO AS TO REZONE THE PROPERTY LOCATED AT 416 DONALDSON ROAD, TAX MAP #156E-L-009 FROM R-1 RESIDENTIAL DISTRICT TO R-2 RESIDENTIAL DUPLEX DISTRICT (2nd READING)

City Attorney Litchford read the ordinance on caption.

Vice Mayor Tyler moved to approve Ordinance No. 1236. Councilmember Witt seconded. Following brief discussion, Mayor Williams asked for a roll call vote. Vice Mayor Tyler - yes; Councilmember Cagle - yes; Councilmember Ezell - yes; Councilmember Witt - yes; Mayor Williams - yes. Motion carried unanimously.

New Business

ORDINANCE NO. 1238 - AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE FISCAL YEAR 2026 OPERATING BUDGET, ORDINANCE NO. 1226, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS (1st READING)

City Attorney Litchford read the ordinance on caption. Finance Director Qualls stated that the amendment reflects final payment for the new fire engine truck and acceptance of the Hamilton County Leaning Into Communities Grant.

Councilmember Witt moved to approve Ordinance No. 1238. Vice Mayor Tyler seconded. There being no discussion, Mayor Williams asked for a roll call vote. Vice Mayor Tyler – yes; Councilmember Cagle – yes; Councilmember Ezell – yes; Councilmember Witt – yes; Mayor Williams – yes. Motion carried unanimously.

RESOLUTION NO. 3759 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING AN INTERLOCAL AGREEMENT FOR THE CITY OF EAST RIDGE TO PROVIDE FIRE AND POLICE SERVICES TO THE CITY OF RIDGESIDE

City Attorney Litchford read the resolution on caption. City Manager Miller stated that the interlocal agreements automatically renew, but there is no provision for an increase in the cost of service after June 30, 2024. The proposed addendums include a 4% increase for July 1, 2026 to June 30, 2027.

Vice Mayor Tyler moved to approve Resolution No. 3759. Councilmember Witt seconded. There being no discussion, Mayor Williams asked for a roll call vote. Vice Mayor Tyler – yes; Councilmember Cagle – yes; Councilmember Ezell – yes; Councilmember Witt – yes; Mayor Williams – yes. Motion carried unanimously.

RESOLUTION NO. 3760 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE ADVANCEMENT OF STATE SALARY SUPPLEMENT PAYMENTS FOR ELIGIBLE FIREFIGHTERS AND POLICE OFFICER

City Attorney Litchford read the resolution on caption. Chief Uselton reported that 48 police officers are eligible for the advancement, totaling \$38,400, and Fire Chief Williams reported 29 firefighters are eligible, totaling \$23,200. The State will reimburse the City in 2026.

Councilmember Ezell moved to approve Resolution No. 3760. Vice Mayor Tyler seconded. There being no discussion, Mayor Williams asked for a roll call vote. Vice Mayor Tyler – yes; Councilmember Cagle – yes; Councilmember Ezell – yes; Councilmember Witt – yes; Mayor Williams – yes. Motion carried unanimously.

RESOLUTION NO. 3761 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING A BID FOR IN-CAR TABLETS AND MOUNTING SOLUTIONS FOR THE EAST RIDGE POLICE DEPARTMENT

City Attorney Litchford read the resolution on caption. Chief Uselton stated this request is to authorize the purchase 10 in-car tablets to be used by frontline police officers.

Vice Mayor Tyler moved to approve Resolution No. 3761. Councilmember Witt seconded. Following brief discussion, Mayor Williams asked for a roll call vote. Vice Mayor Tyler – yes; Councilmember Cagle – yes; Councilmember Ezell – yes; Councilmember Witt – yes; Mayor Williams – yes. Motion carried unanimously.

RESOLUTION NO. 3762 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING A CHANGE ORDER FOR THE NEW FIRE ENGINE PUMPER IN THE AMOUNT OF \$12,533.00

City Attorney Litchford read the resolution on caption. Chief Williams stated the change order is for an onboard foam system in the amount of \$12,533.

Councilmember Ezell moved to approve Resolution No. 3762. Vice Mayor Tyler seconded. There being no discussion, Mayor Williams asked for a roll call vote. Vice Mayor Tyler – yes; Councilmember Cagle – yes; Councilmember Ezell – yes; Councilmember Witt – yes; Mayor Williams – yes. Motion carried unanimously.

RESOLUTION NO. 3763 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL SETTING FORTH CONDITIONS ON THE SALE, SERVICE, AND/OR CONSUMPTION OF WINE, ALCOHOL, AND BEER AT VENUE 1921 AT EAST RIDGE

City Attorney Litchford read the resolution on caption. City Manager Miller summarized the key provisions outlined in the resolution for alcohol service at Venue 1921.

Councilmember Witt moved to approve Resolution No. 3763. Vice Mayor Tyler seconded. Following some discussion, Mayor Williams asked for a roll call vote. Vice Mayor Tyler – yes; Councilmember Cagle – no; Councilmember Ezell – yes; Councilmember Witt – yes; Mayor Williams – yes. Motion carried.

RESOLUTION NO. 3764 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING THE PROPOSAL FROM BIG SKY LANDSCAPES FOR LANDSCAPING SERVICES AT VENUE 1921 AT EAST RIDGE

City Attorney Litchford read the resolution on caption. City Manager Miller reviewed the proposal for landscaping around the perimeter of the Venue 1921 building and noted the work that City staff will complete at the McBrien School. The proposal amount of \$58,150 is within the budget for Venue 1921.

Councilmember Witt moved to approve Resolution No. 3764. Vice Mayor Tyler seconded. Following brief discussion, Mayor Williams asked for a roll call vote. Vice Mayor Tyler – yes; Councilmember Cagle – yes; Councilmember Ezell – yes; Councilmember Witt – yes; Mayor Williams – yes. Motion carried unanimously.

RESOLUTION NO. 3765 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING THE PURCHASE OF CHAIRS, TABLES, AND LINENS FOR VENUE 1921 AT EAST RIDGE

City Attorney Litchford read the resolution on caption. City Manager Miller stated the purchase includes folding tables for indoor and outdoor use, high-top tables, resin folding chairs with cushions, tablecloths, and dollies.

Vice Mayor Tyler moved to approve Resolution No. 3765. Councilmember Witt seconded. Following brief discussion, Mayor Williams asked for a roll call vote. Vice Mayor Tyler – yes; Councilmember Cagle – yes; Councilmember Ezell – yes; Councilmember Witt – yes; Mayor Williams – yes. Motion carried unanimously.

RESOLUTION NO. 3766 - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL ALLOWING EAST RIDGE ELEMENTARY SCHOOL TO USE CAMP JORDAN ARENA AND WAIVE THE FEES FOR SUCH USAGE

City Attorney Litchford read the resolution on caption. City Manager Miller reviewed the request and noted that the fee waiver request for East Ridge Elementary School has been approved in previous years.

Councilmember Witt moved to approve Resolution No. 3766. Vice Mayor Tyler seconded. There being no discussion, Mayor Williams asked for a roll call vote. Vice Mayor Tyler – yes; Councilmember Cagle – yes; Councilmember Ezell – yes; Councilmember Witt – yes; Mayor Williams – yes. Motion carried unanimously.

Discussion of Tentative Agenda for the December 11, 2025 City Council Meeting (see Attachment A)

**ATTACHMENT A
TENTATIVE AGENDA
December 11, 2025**

Presentation of Christmas Parade Award - No discussion.

Presentation of FY 2024-2025 Audit- No discussion.

Old Business

ORDINANCE NO. 1238 - AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE FISCAL YEAR 2026 OPERATING BUDGET, ORDINANCE NO. 1226, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS (2nd READING)

No discussion.

New Business

RESOLUTION NO. ____ - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING A BID FOR THE 2026 SEASONAL RECREATION UNIFORMS

City Manager Miller stated bids will be opened on December 3, 2025, and presented to Council on December 11.

RESOLUTION NO. ____ - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING THE PREFERRED VENDOR LIST FOR VENUE 1921 AT EAST RIDGE

City Manager Miller stated that the list will provide renters with vendor options for various service categories.

Councilmember Cagle asked whether the use of the preferred vendors is required and the qualifications for drone operators. City Manager Miller stated using the preferred vendors is not required and that drone operators must be licensed and insured. Councilmember Cagle then expressed concern regarding the number of police officers required for events with alcohol that have 100 attendees or more.

RESOLUTION NO. ____ - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL ACCEPTING THE STEP ONE TEACHING GARDEN GRANT

City Manager Miller stated the library is seeking approval to accept the grant awarded in the amount of \$1,000.

RESOLUTION NO. ____ - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL MEMORIALIZING AN APPOINTMENT BY COUNCILMEMBER EZELL TO THE EAST RIDGE BEER BOARD

No discussion.

RESOLUTION NO. ____ - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL MEMORIALIZING THE APPOINTMENT OF THE CHAIRPERSON OF THE BEER BOARD BY MAYOR WILLIAMS

Mayor Williams stated that the chairperson is appointed annually and will be presented for memorialization.

RESOLUTION NO. ____ - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL MEMORIALIZING AN APPOINTMENT BY COUNCILMEMBER CAGLE TO THE EAST RIDGE LIBRARY BOARD

No discussion.

RESOLUTION NO. ____ - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL MEMORIALIZING AN APPOINTMENT BY COUNCILMEMBER WITT TO THE EAST RIDGE LIBRARY BOARD

No discussion.

RESOLUTION NO. ____ - A RESOLUTION OF THE EAST RIDGE CITY COUNCIL APPROVING AN APPOINTMENT BY THE CITY COUNCIL TO THE EAST RIDGE LIBRARY BOARD

Councilmember Ezell asked if applicants may be contacted prior to appointment. Mayor Williams confirmed they may.

City Attorney Litchford requested the addition of the mobile food vendor ordinance to the December 11, 2025 agenda.

In response to a question from Councilmember Cagle regarding the storm drains on John Ross Road, City Manager Miller stated the work is not included in the state contract and the state will not raise the inlets.

Mayor Williams recognized Veterans Day and announced the Hamilton County Christmas Tree lighting.

Adjournment

There being no further business, November 13, 2025, Regular Meeting of the City Council of the City of East Ridge was adjourned at 7:07 p.m.

APPROVED:

MAYOR

CITY CLERK

ORDINANCE NO. 1238

AGENDA MEMORANDUM
ORDINANCE TO AMEND THE
FY2026 OPERATING BUDGET
SECOND READING

December 11, 2025

Submitted by:

Diane Qualls

Diane Qualls, Finance Director

Per T.C.A 6-56-208 the budget can be amended during the year as one way to monitor the budget. The Fiscal Year 2026 budget needs to be amended to reflect the following items:

- General Fund – Amended to reflect the purchase and receipt of a new fire engine.
- Capital Improvement Fund – Amended to reflect the receipt of the Fiscal Year 2026 Leaning Into Communities Grant.

ORDINANCE NO. 1238

AN ORDINANCE OF THE EAST RIDGE CITY COUNCIL TO AMEND THE FISCAL YEAR 2026 OPERATING BUDGET, ORDINANCE NO. 1226, BY CHANGING THE REVENUES AND EXPENDITURES OF VARIOUS FUNDS

WHEREAS, Ordinance No. 1226 provided for the revenue for the City of East Ridge, Tennessee, for the fiscal year July 1, 2025, to June 30, 2026, and appropriated such revenue for the payment of expenses of the municipal government, and made certain other provisions with respect to the financial operation of the City of East Ridge; and

WHEREAS it is necessary and appropriate that said Ordinance No. 1226 be amended by changing the revenues and expenditures of various funds; and

WHEREAS T.C.A. §6-56-208 allows the governing body of a municipality to amend the annual budget ordinance in the same manner as any other ordinance may be amended; and

WHEREAS the Council finds that the proposed budget amendment is for legitimate municipal purposes and consistent with applicable law; and

WHEREAS, the Council has general authority to adopt an ordinance relative to the management and control of the finances of the municipality that is for the good of the government, protection of its citizens, and necessary and proper for carrying out the power granted to the Council pursuant to applicable law.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE that pursuant to the Municipal Budget Law of 1982, as amended and codified at Tennessee Code Annotated §6-56-201 *et seq.*, Ordinance No. 1226 is and the same hereby shall be amended as follows:

General Fund	Budget	Amendment	Final
Revenue			
Use of Fund Balance	0	432,965	432,965
Total Budget (Amended)	27,841,044	432,965	28,274,009
Expenditures			
Fire	3,628,262	432,965	4,061,227
Total Budget (Amended)	27,830,365	432,965	28,263,330

Capital Improvement Fund	Budget	Amendment	Final
Revenue			
Hamilton County	1,000,000	250,000	1,250,000
Use of Fund Balance	7,389,979	250,000	7,639,979
Total Budget (Amended)	11,733,215	500,000	12,233,215
Expenditures			
Springvale Park	0	500,000	500,000
Total Budget (Amended)	11,733,215	500,000	12,233,215

BE IT FURTHER ORDAINED, that to the extent required, a true and correct copy of this ordinance showing the approved budget amendments shall be filed with the applicable agency or entity as required by law.

BE IT FURTHER ORDAINED, that if any section, clause, provision, or portion of this Ordinance is held to be invalid or unconstitutional by any Court of competent jurisdiction, such holdings shall not affect any other section, clause, provision, or portion of this Ordinance.

BE IT FURTHER AND FINALLY ORDAINED, that this Ordinance takes effect immediately after its passage, the public welfare of the City requiring it.

Approved on First Reading _____, 2025.

Approved on Second Reading _____, 2025.

Brian W. Williams, Mayor

ATTEST:

J. Scott Miller, City Manager

APPROVED AS TO FORM:

Mark W. Litchford, City Attorney

DISCUSSION ITEM

AGENDA MEMORANDUM

Mobile Food Truck

Date: December 11th, 2025

Submitted by:



Michael Howell, Chief Building Official

SUBJECT:

On September 25, 2025, the City Council conducted an initial review of the draft Mobile Food Truck Ordinance. Following that review, the ordinance has been discussed in detail during several subsequent meetings, with additional revisions requested at each meeting. During the meeting on October 23, 2025, the Council directed City Attorney Litchford to prepare a complete draft of the ordinance incorporating all requested changes.

The final draft of the Mobile Food Truck Ordinance is presented this evening for Council consideration. If accepted, the ordinance will be forwarded to the Planning Commission for review and recommendation.

ORDINANCE NO. _____

AN ORDINANCE TO CREATE A NEW CHAPTER 11 UNDER TITLE 9 OF THE EAST RIDGE MUNICIPAL CODE ESTABLISHING REGULATIONS FOR OPERATING A MOBILE FOOD VENDING BUSINESS WITHIN THE CITY OF EAST RIDGE, TENNESSEE

WHEREAS, the number of mobile food vendors in the area has grown significantly, presenting both opportunities and challenges for local government; and

WHEREAS, the East Ridge Municipal Code doesn't currently address mobile food vending; and

WHEREAS, it is necessary and desirable to establish reasonable regulations to govern mobile food vending in the City of East Ridge, in an effort to provide reasonable opportunities for mobile food vendors to operate within the City; and

WHEREAS, the City further finds that such regulations are needed in order to protect the public health, safety, and welfare of the community.

NOW, THEREFORE,

SECTION 1: BE IT ORDAINED by the City Council for the City of East Ridge, Tennessee, that Title 9 of the East Ridge City Code is hereby amended by adding a new chapter, to be designated as Chapter 11 and to read as follows:

**CHAPTER 11
MOBILE FOOD VENDORS AND FOOD TRUCKS**

SECTION

- 9-1101. Purpose
- 9-1102. Definitions
- 9-1103. Mobile food vending—When allowed
- 9-1104. Permitting Requirements
- 9-1105. Permit Application Requirements
- 9-1106. Operation of Mobile Food Vehicle on Private Owned Property
- 9-1107. General Operating Requirements
- 9-1108. Compliance with Fire, Public Safety and Health Regulations
- 9-1109. Insurance
- 9-1110. Enforcement; Mechanisms for Complaints; Suspension or Revocation
- 9-1111. Appeals
- 9-1112. Schedule of Fees and Penalties

9-1101. Purpose. The City finds that allowing new and existing mobile food vendors to operate, subject to practical regulations and limitations, is beneficial to individuals living and working within the City. This chapter recognizes the unique physical and operational characteristics of mobile food vending, establishes standards for mobile food vending operations and promotes practices that serve the health, safety and welfare of the public. It is further the intent of these regulations to establish reasonable guidelines and restrictions for mobile food vendors, including vehicles, in relationship to established restaurant businesses and encourage the safe and convenient use of the City's public right-of-way.

9-1102. Definitions. (a) For the purpose of this chapter, unless specifically defined below, words or phrases shall be interpreted so as to give them the meaning they have in common usage and to give this chapter its most effective application. Words in the singular shall include the plural, and words in the plural shall include the singular. Words used in the present tense shall include the future tense. The word "shall" connotes mandatory and not discretionary; the word "may" be permissive. The following definitions shall apply in the interpretation of this chapter, whether capitalized or not, and in any regulations promulgated hereunder, unless specifically stated otherwise.

(1) "Canteen Truck" means any vehicle or trailer that operates to provide food service to workers at locations where food is otherwise unavailable, from which vendors sell food that requires no on-site preparation or assembly, other than the heating of pre-cooked foods.

(2) "Food trailer" means a detached trailer that is used in connection with any canteen truck or is a detached trailer equipped with facilities for preparation, cooking and selling various types of food and/or drink products.

(3) "Location-Specific Mobile Food Permit" means a permit that has been approved and issued by the City of East Ridge to the owner of private property.

(4) "Mobile Food Owner or Vendor" means any person or entity selling food or drinks from a mobile food vehicle, including, but not limited to, an enclosed unit, truck, or trailer.

(5) "Mobile Food Vehicle" means an enclosed unit, truck, or trailer that is roadworthy, has a valid motor vehicle title and registration, and has a license that is properly displayed and from which food is prepared, cooked, assembled, or stored with the intent of selling such food to the public. This definition does not include vehicles operating under a special event permit or concession agreement.

(6) "Mobile Food Vehicle in Operation" means a mobile food vehicle that, when arriving at an approved private property or site, is either preparing to open for business, open for business, or in the process of preparing to leave a site, and shall return to an approved City of East Ridge permitted location.

(7) “Mobile Food Vending Permit” means any permit granted by the City of East Ridge for the operation of a mobile food vehicle (enclosed unit, truck, or trailer) on private and public property.

(8) “Operator” means any person holding a mobile food vending permit or any person who is engaged in the selling or offering for sale, of food, beverages, fruit or like consumable products from a mobile food vehicle or trailer.

(9) “Overlay district” means the an additional layer of standards applied to all areas within a defined overlay boundary, regardless of the underlying base zoning district, as approved by the City Council. The current overlay district for mobile food vending is the property located within the designated shaded area on the attached map which is incorporated herein as Appendix A to this chapter, provided all other requirements under this chapter for mobile food vending are satisfied. The City Council shall amend Appendix A by ordinance which upon adoption shall be incorporated in this chapter.

(10) “Private Property” means real property owned by an individual or individuals having exclusive rights to it and which is not owned by a public entity.

(11) “Public property” means real property owned by the City of East Ridge or Hamilton County, including public and private right-of-way/streets designed for motor vehicles.

(12) “Right-of-way” means an area owned or maintained by the city, county, the State of Tennessee, federal government, a public utility, a railroad, or a private concern for the placement of such utilities and/or facilities for the passage of vehicles or pedestrians, including roads, streets, pedestrian walkways, utilities, or railroads.

(13) “Special events” means any public gathering such as a block party, local special event, parade, festival, celebration, concert, carnival, fair, exhibits, trade shows or any similar occurrence to be conducted on public or private property within the City of East Ridge, Tennessee.

(14) “Special event permit” means any permit approved by the City of East Ridge authorizing the holding of a special event as defined here within.

(15) “Unimproved property” means any property that does not have ingress and egress through a driveway of an approved material and, does not contain a building that may be occupied pursuant to applicable building codes.

9-1103. Mobile food vending—When allowed. (a) It shall be a violation to engage in mobile food vending in the City of East Ridge, whether on public or private property, unless authorized by the City of East Ridge through:

(1) The issuance of an annual mobile food vending permit in accordance with the provisions of this chapter.

(2) Having obtained all necessary business licenses and any applicable permits, licenses or certifications from the State of Tennessee, Hamilton County, and the Hamilton County Tennessee Health Department.

(3) The operation of a mobile food vehicle on private property within office, commercial, industrial, and mixed-use zoning districts as described in the City of East Ridge Zoning Ordinance with written permission from the property owner.

(4) Operation as part of a private events/parties hosted by a homeowner's association or similar neighborhood group within a residential neighborhood or subdivision or, as part of a private party at a single residence.

(5) Food prepared, served, or sold from a mobile food vehicle or trailer as designed for mobile food vending under the control of a mobile food vehicle operator.

(b) The provisions of this chapter shall not apply to city sponsored festivals, city-wide projects, and other city-wide sponsored sales which may occur on a periodic basis and which are submitted to and approved by the East Ridge city manager.

(c) The East Ridge code enforcement department through its chief building official shall not approve a location where in the building official's sole reasonable discretion a mobile food vehicle would potentially obstruct a public right-of-way, impair the movement of pedestrians or vehicles, in the opinion of the building official, or pose a hazard to public safety, or pose an impediment to safe movement of vehicular traffic. In the event the building official shall approve a location that later results in any obstruction of traffic or impairment of the movement of pedestrians, the building official may, in his or her discretion summarily and without right of review, revoke the permit as to any such location and assign another approved location to the permit holder.

9-1104. Permitting Requirements.

(a) Prior to operating a mobile food vehicle as defined in this chapter, operators must apply for and have received approval of an annual mobile food vending permit from the City of East Ridge code enforcement department through its chief building official which shall operate as the permit administrator.

(b) A mobile food vending permit shall only be granted after a mobile food vending permit application has been approved by the City of East Ridge building official or such designee. The permitting process shall be required for each individual mobile food vehicle that is to operate within the City of East Ridge. Mobile food vending permits are non-transferable.

(c) Operating a mobile food truck within the City of East Ridge will require proof of a business license from the county or state. If a food truck or other mobile vendor makes Tennessee sales at different temporary locations in Tennessee, the vendor should register

its primary business location for sales and use tax purposes. The primary business location may be the vendor's residence or central kitchen. The vendor should collect Tennessee sales tax at the state and local rate applicable to its business location and report all sales, including sales made from temporary locations, on the sales tax return for its business location.

9-1105. Permit Application Requirements.

(a) Application Contents. A mobile food vendor shall submit a mobile food vending permit application provided by the City. Applicants for a mobile food vending permit under this chapter must file with the code enforcement department a sworn written application containing the following:

- (1) Name of applicant/vendor and contact telephone number.
- (2) A valid government issued identification card for the business owner or the owner of the mobile food vehicle.
- (3) Complete permanent home address and business address of the applicant, and email address.
- (4) A brief description of the nature of the business and the goods to be sold.
- (5) As applicable, the location and length of time for which the mobile food vehicle will be staged on a privately-owned property that has a valid location-specific mobile food permit.
- (6) The vehicle registration number, make, model and description for any vehicle to be used including dimensions and color photographs (front, both sides, rear) of the mobile food unit or vehicle.
- (7) Proof of insurance as required in this chapter for the mobile food vendor vehicle or trailer. Failure to maintain the required insurance will result in immediate revocation of the mobile food vendor permit.
- (8) A copy of the business license, proof of State of Tennessee sales tax registration, and any health department license or certification required by Hamilton County Health Department or the State of Tennessee.
- (9) Other cities or towns, if any, where within the past 12 months the applicant conducted business immediately preceding the date of application.
- (10) Submittal of all applicable fees set forth in this chapter or by the building official.

(11) Location and duration for staging on private property with a valid location-specific permit as set forth in this chapter.

(12) Site plan which depicts the mobile food vehicle location, relationship to structures, and proposed parking.

(13) Such other relevant information as may be reasonably requested by the city after review of submission of the application in order to assure full review of the information needed to assess the impact of the proposed operation on the health, safety, and welfare of the public.

(b) Obligation to Update. Each mobile food vendor permit holder shall have an ongoing duty to provide the city with notice of any change to any of the information submitted with its permit application, including current photographs of the mobile food vehicle in the event of any change in the appearance of or signage on the vehicle.

(c) Misleading Information. Submission of false or misleading information will result in revocation of the permit and a ban on receiving future permits.

(d) Permit Expiration and Duty to Renew. A permit issued under this chapter shall be valid for one (1) year from the date of issuance and shall be renewed on an annual basis upon proper application and payment of the applicable fees. Each permit shall be valid for only one (1) mobile food vehicle. Each operator or applicant shall file an additional application and pay all additional applicable fees for each additional mobile food vehicle.

9-1106. Operation of Mobile Food Vehicle on Private Owned Property.

(a) Conditions. A property owner may permanently allow a mobile food vehicle on their own privately-owned parcel, provided the following conditions are satisfied at all times:

(1) Ownership and Permission: A mobile food vehicle may only be permanently staged on a privately-owned property with the express written permission of the property owner. The owner of the mobile food vehicle must obtain and maintain the property owner's consent for such use. Additionally, the vehicle must meet all definitions and requirements of a mobile food vehicle as described in this chapter.

(2) Zoning Compliance: The privately-owned property must be located within the designated district zoned for overlay, office, commercial, or manufacturing uses, as defined in the City of East Ridge Zoning Ordinance.

(3) Permit Requirements: As applicable, the vendor of a mobile food vehicle and the owner or occupant of the privately-owned property seeking a location-specific mobile food permit shall be subject to a mobile food vending application fee set forth in this chapter or by the building official.

(4) Vehicle Staging and Overnight Storage: The mobile food vehicle may remain permanently parked (overnight and during off-hours) on-site a privately-owned property, provided it is on an approved paved surface and does not obstruct required fire lanes, emergency access, public right of way, or parking for other uses on the property.

(5) Seating and Tables. Tables, chairs, trash receptacles, signage, or other accessory items may remain in place when a mobile food vehicle is not in operation, which includes allowing these items to remain in place for up to twenty-four (24) hours when the mobile food vehicle temporarily leaves the Property. The fire marshal reserves the right to require removal if deemed unsafe or unsightly. mobile food vendors may not install overhead structures for customer seating.

(6) Utilities: Mobile food vehicles under this section may not be permanently connected to water, sewer, gas, or electricity.

(7) Signs. Signs which are permanently affixed to the mobile food vehicle shall extend no more than six inches (6") from the vehicle. Except as stated herein, all signs shall be attached or painted on the mobile food vehicle. Electronic signs are prohibited, as are signs that flash, reflect motion pictures, emit smoke or vapor, or produce any rotation, motion or movement. Each mobile food vehicle or trailer is permitted one (1) detached board-type sign located within ten feet (10') of the applicable mobile food vehicle or trailer for advertisement purposes while the mobile food vehicle or trailer is open for business. Such board sign shall be no more than forty-eight inches (48") high and contain no more than seven (7) square feet.

(8) Health and Safety Compliance: The mobile food vehicle must maintain a current health permit from the Tennessee Department of Health and pass the annual fire inspection by the East Ridge Fire Marshal.

(9) Limit on Number of Vehicles: Only one (1) mobile food vehicle may be permanently staged on the privately-owned property at any time under this section.

(10) Alcohol: The sale of alcohol or alcoholic mixed beverages is prohibited.

(11) Revocation: Location-specific permits are subject to be revoked at any time if the mobile food vehicle becomes a nuisance, causes traffic or safety concerns, or violates any of the conditions of this chapter.

(b) Location-Specific Mobile Food Permit Applications. A vendor of a mobile food vehicle or the owner of private property seeking to establish a location-specific mobile food vehicle shall submit a location-specific mobile food permit application provided by the City. Applicants seeking to obtain a location-specific mobile food permit application under this chapter must file with the code enforcement department a sworn location-specific mobile food permit application containing a site plan depicting the proposed

location of the mobile food vehicle, its relationship to other structures, proposed parking to serve the location, and any other pertinent details as may be requested by the City.

(c) Inspection and Permit from the Fire Marshal. Mobile food vehicles operating in connection with a location-specific mobile food permit shall be subject to inspection by the City of East Ridge fire marshal or such designee.

(d) Public safety compliance. Mobile food vendors staged on privately-owned property that has a valid location-specific mobile food permit acknowledge and agree that the City has the right to require the movement of their mobile food vending vehicle or trailer and any other associated structures or furnishings should the City determine that such presence is a threat to public safety.

(e) Permit Expiration and Duty to Renew. A location-specific mobile food permit issued under this section shall be valid for one (1) year from the date of issuance and shall be renewed on an annual basis upon proper application and payment of the applicable fees. Each permit shall be valid for only one (1) mobile food vehicle. Each operator or applicant shall file an additional application and pay all additional applicable fees for each additional mobile food vehicle.

9-1107. General Operating Requirements.

(a) General Requirements. The following operational requirements shall apply to all mobile food vendors and location-specific mobile food permit holders:

(1) Mobile food vehicles may operate only on properties within commercial, manufacturing, office and overlay districts as described in the City of East Ridge Zoning Ordinance with written permission from the property owner or their agent.

(2) Trash receptacle(s) and private waste disposal services shall be provided.

(3) Except for mobile food vehicles staged on property that has a valid location-specific mobile food permit, all temporary signs, tables, chairs, umbrellas, trash cans, steps, decks, and other accessory items shall be removed and stored out of sight when not open for business.

(4) No amplified music or public address system.

(5) No mobile food vehicle shall operate in a location or manner that impedes access to or from another business, or otherwise may interfere with access to emergency areas, paths, or facilities.

(6) Permanent connections to water, sanitary sewer, gas, or electrical service are prohibited.

(7) Mobile food vehicles shall not reduce the pedestrian clear path of travel on public or private sidewalks or multi-use paths to less than six feet (6'). Mobile food vehicles shall provide no less than six feet, eight inches (6'8") of clearance under awnings and canopies.

(8) Alcohol or alcohol-mixed sales are prohibited.

(9) Mobile food vehicles must maintain a minimum of two hundred (200) feet from existing restaurants and other operating mobile food vehicles as measured from the respective property line of which the mobile food vehicle is operating. Notwithstanding, the distance requirement set forth herein does not apply to a mobile food vehicle operating within an overlay district, provided, however there shall be a minimum separation of not less than five (5) feet between mobile food vehicles.

(10) A single property is allowed up to four (4) mobile food vehicle permits within a calendar year unless the property is being used for a permanent mobile food vehicle pursuant to a location-specific mobile food permit.

(11) There shall be a clearance of no less than twenty (20) feet between any portion of a mobile food vehicle and any structure. All mobile food vehicles shall be placed behind the front building line unless site constraints warrant modifications as determined solely by the East Ridge fire marshal's discretion.

(12) Mobile food vendors shall provide access to flushable restroom facilities for employees when the mobile food vehicle is open for business for three hours or greater in duration. Such flushable restroom facilities shall be within four hundred fifty (450) feet of the mobile food vehicle.

(13) All exterior bodywork and mechanical equipment of a mobile food vendor vehicle shall be maintained in good condition, free of excessive wear, tear or damage. All exterior paintwork shall be maintained in good condition, free of substantial scratches, chips, rust, dents and abrasions. All windshield and window glass of mobile food vendor vehicles shall be maintained free of cracks, scratches, pitting, abrasions and other conditions that may cause a hazard or reduce clarity of vision.

(14) All permits issued under this chapter shall be displayed inside the mobile food unit at all times during the operation of the mobile food vehicle. The permit shall be displayed in such a manner that it can be viewed from the outside.

(15) Mobile food vendors may operate pursuant to the following days and times:

- i. 8:00 a.m.–10:00 p.m. Sunday–Thursday
- ii. 8:00 a.m.–11:00 p.m. Friday & Saturday

(b) Operation on Private Property. Any mobile food vehicle operating on private property under a mobile food vending permit shall be subject to the following operations requirements:

- (1) Compliance with all general requirements listed above.
- (2) Mobile food vendors must obtain written permission from the owner or their agent of the private property on which the mobile food vehicle will operate.
- (3) Mobile food vehicles may not operate on unimproved properties unless a paved driveway entrance leading to the street right-of-way and, a gravel or asphalt/concrete paved surface that meets the requirements of the city development regulations, sufficient in size to allow for the parking of the mobile food vehicle(s) and other motor vehicles on the property.
- (4) Mobile food vehicles operating on private property shall not be parked within ten feet of a public right-of-way.
- (5) The sale of alcohol or alcoholic mixed beverages shall be prohibited
- (6) Mobile food vehicles must be moved offsite when not open for business unless the vehicle is staged on a privately-owned parcel that has a valid location-specific mobile food permit. Mobile food vehicles shall be "in operation" as defined meaning a mobile food vehicle that when arriving at an approved private property or site is either preparing to open for business, open for business, or in the process of preparing to leave a site.
- (7) Operators of canteen trucks on private property must obtain a mobile food vending permit.

(c) Operation on Public Property. Any mobile food vehicle operating on public property under a mobile food vending permit shall be subject to the following operations requirements:

- (1) Compliance with all general requirements provided in this section.
- (2) Mobile food vendors operating within the public right-of-way or on public property shall be pursuant to a special event permit approved by the city manager, or such designee.
- (3) Operators of canteen trucks on public property must obtain a mobile food vending permit.

9-1108. Compliance with Fire, Public Safety and Health Regulations.

(a) Any mobile food vendor operating a mobile food vehicle in the City of East Ridge shall comply with requirements of the International Fire Code as adopted by the City

of East Ridge, any other regulatory fire code as adopted by the City of East Ridge, and any additional rules and regulations adopted by the City of East Ridge fire department for the operation of mobile food vehicles. Prior to the issuance of a mobile food vending permit, mobile food vehicles shall be subject to inspection by the City of East Ridge fire marshal.

(b) Valid health inspection certifications acquired in accordance with the State of Tennessee shall serve as certification of inspection for operation in the City of East Ridge.

9-1109. Insurance.

(a) Operators of mobile food units that operate on public property and private property shall provide with their application and annual renewal application proof of an insurance policy, issued by an insurance company licensed to do business in the state, with the city as a named insured, protecting the operator and the city from all claims or suits for damages to property or bodily injury, including death, which may arise from operations under or in connection with the permit.

(b) Minimum liability limits for such insurance policy shall be not less than the minimum limits specified by Tennessee Code Annotated Section 29-20-403.

(c) Such insurance shall show paid-up premiums for a minimum of one (1) year and shall provide that the policy will not terminate or be canceled prior to the expiration date without thirty (30) days' advance written notice to the mayor or his designee.

(d) Operators on public property must provide proof of insurance listing the City as a named insured. Coverage must meet Tennessee Code Annotated §29-20-403, with premiums paid for a minimum of one (1) year, and provide fifteen (15) days' advance notice to the city manager or designee before cancellation.

(e) The owner and operator of any mobile food vehicle/mobile food vendor operating on any City property or in a City park shall defend, indemnify and hold harmless the City of East Ridge and all its departments and employees from and against any and all claims, liabilities, loss, damages, costs and expenses, including reasonable attorneys' fees, court costs and other expenses of litigation or administrative proceedings, for personal injury, damage to real or tangible property arising out of the operator's use of the City's property for operation of a mobile food vehicle.

9-1110. Enforcement; Mechanisms for Complaints; Suspension or Revocation.

(a) Should the City of East Ridge observe a mobile food vendor in violation of this chapter, the City may seek resolution through the issuance of a citation and notice of violation to parties involved in the operation of the mobile food vending unit, including, but not limited to the operator or owner of the unit, as well as the property owner where the violation occurred.

(b) Citation. Each of the following circumstances constitute a violation of this chapter, for which a citation may be issued by a code enforcement officer, building official or police officer of the City.

(1) Operation of a mobile food vehicle without a current, valid permit, provided further that each day and each separate location at which a mobile food service vehicle is operated without a current, valid permit shall be considered a separate violation.

(2) Failure to comply with any other provision of this chapter.

(c) Responsibility for violations. The City codes enforcement officers, building official, and police officers may, at their discretion in consideration of the situation, cite any of the individuals or entities listed below for any violation of the provisions of this chapter:

(1) The operator of a mobile food vehicle.

(2) An employee working in or out of a mobile food vehicle.

(3) The owner of the property on which a mobile food vehicle is operated.

(d) Suspension of permit. A mobile food vendor permit shall be suspended by the permit administrator if:

(1) The applicant for the permit knowingly provided false information on the application.

(2) Two violations of this chapter have occurred within a six (6) month period in conjunction with the mobile food vehicle for which the permit has been issued.

(3) The operator of a mobile food vehicle fails to maintain a current, valid vehicle registration, health department permit, business license or proof of required motor vehicle insurance coverage.

(e) Revocation of permit. A mobile food vendor permit shall be revoked by the permit administrator if:

(1) Three (3) Violations of this chapter have occurred within a twelve (12) month period.

(2) A mobile food vehicle is operated in an unlawful manner so as to constitute a breach of the peace or otherwise threaten the health, safety or general welfare of the public.

(f) Reinstatement.

(1) An operator may reinstate a suspended mobile food vendor permit by taking such actions as may be necessary to correct a mobile food vehicle's noncompliance and paying a reinstatement fee as set forth in this chapter to offset the City's cost of enforcement measures, inspections and compliance.

(2) An operator whose mobile food vendor permit has been revoked may apply for permit after twelve (12) months from the date of revocation, provided the operator has taken such actions as may be necessary to correct a mobile food vehicle's noncompliance. The operator shall pay a permit reinstatement fee as set forth in this chapter to offset the City's cost of enforcement measures, inspections and compliance

(3) No permit will be issued to any person who intends to operate the same mobile food vehicle for which the operator's permit is currently suspended or has been revoked within the preceding twelve (12) months.

(g) Notice. Notice of the suspension or revocation of a mobile food vendor permit shall be issued to the operator in writing by the permit administrator.

(h) Administrative Hearing Officer. Notwithstanding anything to the contrary herein, any violation of this chapter may, in addition to other ramifications permitted in this chapter, be cited and referred to the City's administrative hearing officer for adjudication of penalties and fines as set forth in T.C.A. § 6-54-1001 *et seq.* who shall have authority to levy penalties and fines in accordance with T.C.A. § 6-54 1009, as amended.

9-1111. Appeals.

(a) Filing. The denial, suspension or revocation of a mobile food vendor permit by the permit administrator may be appealed by filing a written notice of appeal, establishing the grounds for the appeal, with the mayor for City Council review. The notice of appeal shall be filed no later than ten (10) business days following receipt of the notice of denial, suspension or revocation.

(b) City Council review. When an appeal is filed with the mayor for City Council review as set forth herein, the City Council may request such additional information from the operator and the permit administrator as may be deemed necessary. At the City Council's discretion, the appeal may be decided based on the written information and documentation submitted, or a hearing may be scheduled with the operator and the permit administrator. The appeal shall be placed on the agenda of the next regularly scheduled Council meeting. The City Council's decision on the appeal shall be issued in writing, based on a written summation of the pertinent facts, and shall be final. The City Council may reverse the denial, suspension or revocation of a permit, or may reduce the waiting period required for reinstatement of a revoked permit if it is determined that the operator has taken reasonable steps to mitigate the violations leading to the revocation and to prevent future violations.

(c) Refunds. There shall be no refund of an application fee for a mobile food vendor permit that has been denied. There shall be no refund of a reinstatement fee for a suspended or revoked permit unless the City Council determines on appeal that the permit administrator acted in error in suspending or revoking the permit.

9-1112. Schedule of Fees and Penalties. (a) Any operator of a mobile food vehicle or owner of property seeking to stage a mobile food vehicle upon private property shall be subject to the following fee schedule which may be reviewed and amended by the City Council from time to time:

- | | |
|--|-------------------------------|
| (1) Mobile Food Vehicle Fee: | \$200/vehicle, per year |
| (2) Mobile Food Vehicle Permit Application Fee: | \$ _____ |
| (3) Location Specific Mobile Food Vehicle Application Fee: | \$200/property, per year |
| (4) Fire Marshal Inspection Fee: | \$50.00 |
| (5) Two or Three-Day Special Event Permit: | \$50.00 or \$25.00/day |
| (6) Permit Renewal Fee: | \$ _____ |
| (7) Permit Reinstatement Fee: | \$200 |
| (8) Civil Penalties: | Up to \$500/offense, per day. |

SECTION 2: BE IT FURTHER ORDAINED by the City Council for the City of East Ridge, Tennessee, that every section, sentence, clause, and phrase of this Ordinance is separate and severable. Should any section, sentence, clause, or phrase be declared unconstitutional or invalid by a court of competent jurisdiction, such unconstitutionality or invalidity shall not affect or impair any other section, sentence, clause, or phrase.

SECTION 3: BE IT FURTHER ORDAINED by the City Council for the City of East Ridge, Tennessee, that this ordinance shall take effect from and after its passage and any person or entity currently engaged in mobile food vending in the City of East Ridge may continue to operate provided the permit(s) as required by this ordinance are obtained on or before _____, the health, safety and welfare of the citizens of East Ridge requiring it.

Passed on First Reading _____, 202__

Passed on Second Reading _____, 202__

Brian W. Williams, Mayor

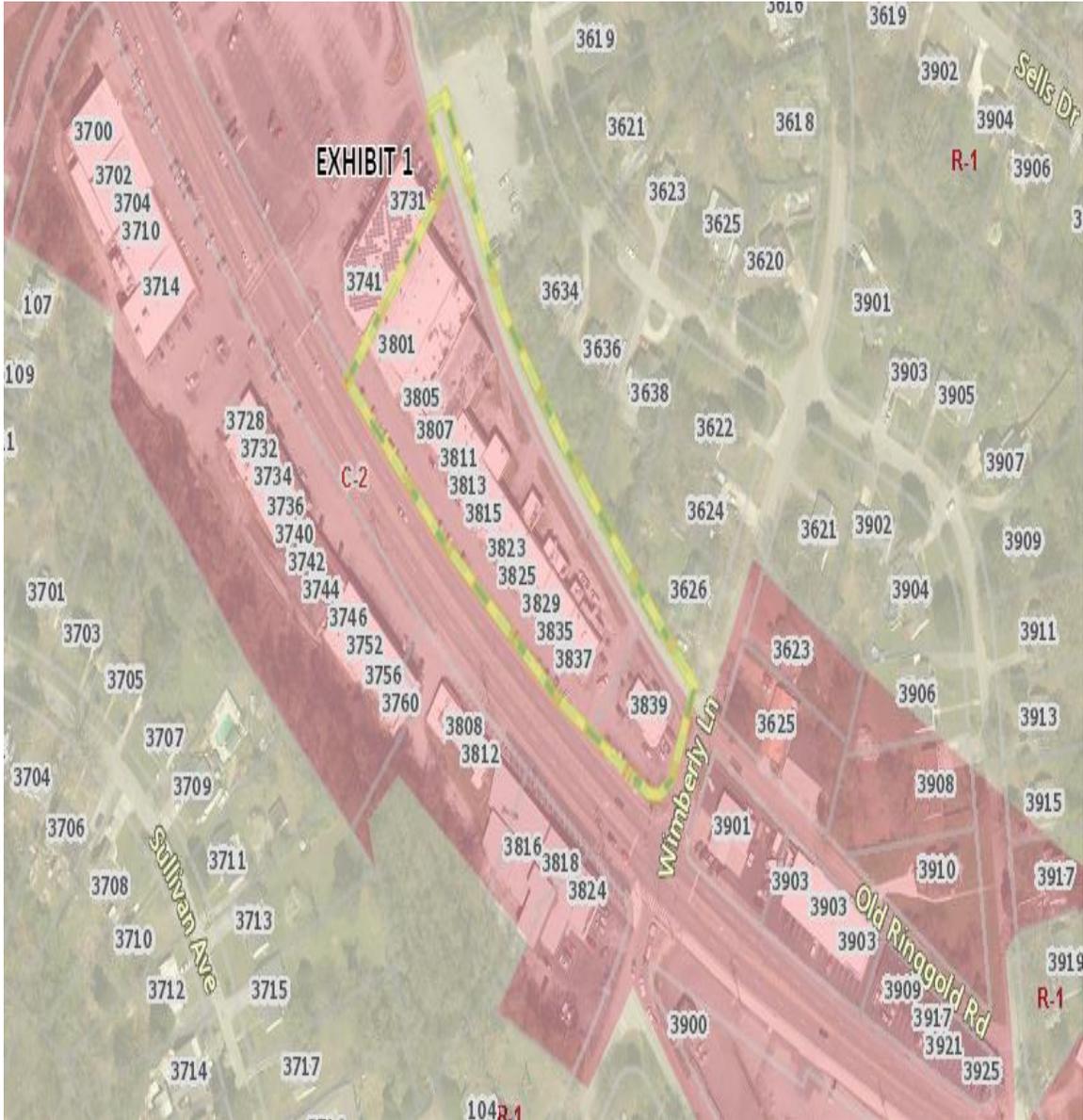
ATTEST:

J. Scott Miller, City Manager

APPROVED AS TO FORM:

Mark W. Litchford, City Attorney

APPENDIX A
OVERLAY DISTRICT – 6731 RINGGOLD ROAD



OVERLADY DISTRICT – 6725 RINGGOLD ROAD



RESOLUTION NO. 3767

AGENDA MEMORANDUM

**Right of Reversion Release
Property Formerly Conveyed to East Ridge General Hospital**

December 11, 2025

Submitted by: Mark W. Litchford, City Attorney

SUBJECT: Resolution Authorizing Release of Right of Reverter for the Property Formerly Conveyed to East Ridge General Hospital

PURPOSE:

To authorize the City of East Ridge to execute a release of its right of reverter pertaining to real property located in the Second Civil District of Hamilton County, Tennessee, originally conveyed by the City to East Ridge General Hospital, Inc. in 1971.

BACKGROUND:

In November 1971, the City of East Ridge conveyed property to East Ridge General Hospital, Inc. by Warranty Deed recorded in Book 2000, Page 78, and subsequently by a Deed of Clarification recorded April 12, 1972, in Book 2023, Page 500, in the Register's Office of Hamilton County, Tennessee. Both conveyances included a Right of Reverter in favor of the City.

The property has since been conveyed multiple times and is currently the site of a new residential development which was approved by the City Council. The title company handling current closings discovered the City's recorded right of reverter and requested that the City execute a formal release to clear title to the property.

RESOLUTION NO. 3767

A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE RELEASE OF THE CITY'S RIGHT OF REVERTER RELATED TO REAL PROPERTY CONVEYED TO EAST RIDGE GENERAL HOSPITAL, INC.

WHEREAS, the City of East Ridge, Tennessee, conveyed certain real property located in the City to East Ridge General Hospital, Inc. by Warranty Deed recorded on November 24, 1971, in Book 2000, Page 78, and by Deed of Clarification recorded on April 12, 1972, in Book 2023, Page 500, in the Register's Office of Hamilton County, Tennessee; and

WHEREAS, both deeds included a Right of Reverter in favor of the City of East Ridge; and

WHEREAS, the property has since been conveyed multiple times and is now part of a new residential subdivision development; and

WHEREAS, the City Attorney has reviewed the matter; and

WHEREAS, the City Council has been presented with a request concerning the release and relinquishment of the City's Right of Reverter in order to address title issues related to the property.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, that:

SECTION 1. The City hereby approves and authorizes the release of its Right of Reverter described in the Warranty Deed recorded in Book 2000, Page 78, and the Deed of Clarification recorded in Book 2023, Page 500, Register's Office of Hamilton County, Tennessee, as more particularly described in Exhibit A attached hereto.

SECTION 2. The Mayor or City Manager is hereby authorized to execute the Release of Right of Reverter and any related documents necessary to effectuate this action.

SECTION 3. A fully executed original of the release shall be provided to the requesting title company for recordation in the Register's Office of Hamilton County, Tennessee.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately after its passage, the public welfare of the City requiring it.

Adopted this _____ day of _____ 2025.

Brian W. Williams, Mayor

ATTEST:

J. Scott Miller, City Manager

APPROVED AS TO FORM:

Mark W. Litchford, City Attorney

EXHIBIT A

Legal Description of Property

IN THE SECOND CIVIL DISTRICT OF HAMILTON COUNTY, TENNESSEE:

Beginning at an iron pin in the north line of Graston Avenue, said pin being located three hundred ninety-nine and four tenths (399.4) feet westwardly from the west line of Spring Creek Road; thence north sixty-two (62) degrees and thirty-five (35) minutes west along the north line of Graston Avenue a distance of five hundred ninety-eight and five tenths (598.5) feet to an iron pin; thence north thirty-eight (38) degrees and thirty-six (36) minutes east a distance of six hundred eighty-six and five tenths (686.5) feet to an iron pin; thence north seventeen (17) degrees and thirty (30) minutes east a distance of six hundred thirty-four and three tenths (634.3) feet to an iron pin; thence north sixty-eight (68) degrees and fifty-two (52) minutes west a distance of four hundred forty-eight (448) feet more or less to the center of Spring Creek; thence northeastwardly with the meanders and following the center line of Spring Creek a distance of three hundred ten (310) feet more or less to a point; thence south sixty-seven (67) degrees and thirty-five (35) minutes east a distance of two hundred twenty (220) feet more or less to an iron pin, said iron pin being located in the west right-of-way line of Spring Creek Road; thence along said west right-of-way line south twenty (20) degrees and fifty-three (53) minutes east a distance of one hundred fourteen and one tenth (114.1) feet to a concrete right-of-way marker; thence along said west right-of-way line south thirty (30) degrees and seventeen (17) minutes east a distance of three hundred six and six tenths (306.6) feet to a concrete right-of-way marker; thence north sixty-nine (69) degrees and seven (07) minutes east a distance of twenty-five (25) feet to a concrete right-of-way marker; thence along said west right-of-way line south twenty (20) degrees and fifty-three (53) minutes east a distance of one hundred thirty-nine and seven tenths (139.7) feet to an iron pin, said iron pin being the point of curvature of a seven hundred thirty-eight and nine tenths (738.9) foot radius curve to the right; thence southwardly along said curve a distance of two hundred twenty-nine and eight tenths (229.8) feet to an iron pin, said iron pin being the point of tangency of said curve; thence along said west right-of-way line of Spring Creek Road south three (3) degrees and four (04) minutes east a distance of five hundred forty-seven and two tenths (547.2) feet to a railroad spike in the north line of Peck Drive; thence along Peck Drive north seventy-six (76) degrees and forty-nine (49) minutes west a distance of three hundred fifty-five and three tenths (355.3) feet to a railroad spike; thence south six (6) degrees and one (01) minute west a distance of fifty and four tenths (50.4) feet to a concrete monument in the south line of Peck Drive; thence south six (6) degrees and one (01) minute west a distance of one hundred ninety-eight and five tenths (198.5) feet to a concrete monument; thence south four (4) degrees and five (05) minutes west a distance of one hundred seventy-two and two tenths (172.2) feet to an iron pin; thence south twenty-seven (27) degrees and twenty-five (25) minutes west a distance of one hundred twelve and five tenths (112.5) feet to the point of beginning, containing sixteen and nine tenths (16.9) acres, more or less, all as shown by survey of Bouquard Engineering Company, Inc., No. 226-14, as finally revised April 30, 1971.

The City of East Ridge reserves a 40-foot street easement and certain sewer easements, all as shown on said Bouquard Engineering Company, Inc. drawing, which is attached to said deed and made a part hereof.

Re: 188 John Arnold Avenue- REQUESTING RELEASE FOR RIGHT OF REVERTER

From Tonia Beuerlein <tonia@next-title.com>

Date Wed 11/12/2025 4:32 PM

To Jennifer Deitrick <jdeitrick@eastridgetn.gov>; Carey Lawrence <carey@next-title.com>

Cc Cutter Jackson <cutter@next-title.com>; Mark Litchford <mark@cplrlaw.com>; Scott J. Miller <Jscottmiller@eastridgetn.gov>

 1 attachment (214 KB)

RIGHT OF REVERSION RELEASE.pdf;

CAUTION: This email originated from outside the organization and may contain unverified links. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi Jennifer,

Please see attached release of the right of reversion.

This property has conveyed numerous times and is currently the site of a new subdivision Cielo. We are trying to make sure property is clear of any issues. I'm very unclear as to why this wasn't requested years ago from other entities when purchasing.

I really appreciate your help!

If you would please have the attached signed/notarized and EMAIL a copy once complete. Please mail us the original and we will record.

Thank you!

Tonia Beuerlein

Next Title will be closed the following dates:
November 27th and 28th in observance of Thanksgiving
December 24th, 25th, 26th in observance of Christmas
January 1st in observance of the New Year

Next Title & Escrow

6116 Shallowford Road, Suite 117

Chattanooga, TN 37421

P 423.475.8035

F 423.910.2410



From: Jennifer Deitrick <jdeitrick@eastridgetn.gov>
Sent: Tuesday, November 11, 2025 10:12 AM
To: Carey Lawrence <carey@next-title.com>
Cc: Tonia Beuerlein <tonia@next-title.com>; Cutter Jackson <cutter@next-title.com>; Mark Litchford <mark@cplrlaw.com>; Scott J. Miller <Jscottmiller@eastridgetn.gov>
Subject: Re: 188 John Arnold Avenue- REQUESTING RELEASE FOR RIGHT OF REVERTER

Good morning,

Thank you for your message and for sending the deeds. I have consulted with the City Attorney regarding the request.

At this time, please prepare a draft release referencing both deeds for our review, along with a brief summary explaining what triggered the entitlement for the City's release of the right of reverter.

Please let me know if you have any questions or need anything else in the meantime.

Sincerely,
Jennifer Deitrick



Jennifer Deitrick
City of East Ridge | Administration
City Clerk

Main (423) 867-7711 | **Direct** (423) 805-3208

Email jdeitrick@eastridgetn.gov

1517 Tombras Avenue, East Ridge, TN 37412

www.eastridgetn.gov



From: Carey Lawrence <carey@next-title.com>
Sent: Monday, November 10, 2025 1:02 PM
To: Jennifer Deitrick <jdeitrick@eastridgetn.gov>
Cc: Tonia Beuerlein <tonia@next-title.com>; Cutter Jackson <cutter@next-title.com>
Subject: 188 John Arnold Avenue- REQUESTING RELEASE FOR RIGHT OF REVERTER

CAUTION: This email originated from outside the organization and may contain unverified links. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

Hi Jennifer,

I left you a voicemail earlier today regarding the matter referenced above. Attached are two deeds that include the Right of Reverter for the City of East Ridge. We need a release referencing both deeds at your earliest convenience, as closings for the new development are scheduled and cannot proceed without it.

If this request falls outside your department's scope, I'd greatly appreciate it if you could point me in the right direction.

Thank you for your time and attention—I truly appreciate your help.

****Our office will be closed the following dates:
November 11th in observance of Veteran's Day
November 27th-28th in observance of Thanksgiving**

Carey Lawrence
6116 Shallowford Road, Suite 117
Chattanooga, TN 37421
P 423.475.8035 F 423.910.2410

Please respond to carey@next-title.com

Sent from  [Qualia](#)

This transmission is confidential and may be privileged or proprietary. If you are not the intended recipient, you are not authorized to use the information in this transmission in any way. Please inform the sender immediately if you have received this transmission in error and permanently delete and destroy the original and any copies of the information.

Release of Right of Reversion

Prepared by and Return to:

Next Title and Escrow
6116 Shallowford Road #117
Chattanooga, TN 37421

THIS INDENTURE, made this _____ day of December, 2025, by and between:

Grantor:

City of East Ridge, Tennessee

and

Grantee:

East Ridge General Hospital

Property Address:

1635 Rossville Avenue
Chattanooga, TN 37408

WITNESSETH:

WHEREAS, a Warranty Deed was executed by City of East Ridge, Tennessee to East Ridge General Hospital, Inc., and recorded on 11/24/1971, in the Office of the Register of Deeds in Hamilton County, State of TN, in **Book 2000, Page 78** and Deed of Clarification recorded 4/12/1972 in **Book 2023, page 500** in the Office of the Register of Deeds, Hamilton County, State of TN.

NOW, THEREFORE, the undersigned, hereby releases their right of reversion as described in above documents.

TO HAVE AND TO HOLD the same unto the said Grantee(s) and their successors and assigns forever, free and clear of the right of reversion.

IN WITNESS WHEREOF, the undersigned has executed this Release of Right of Reversion as of the day and year first above written.

City of East Ridge

By: _____

Its: _____

Notary Acknowledgment

State of _____ **County of** _____

On this _____ day of _____, 2025, before me, the undersigned, a Notary Public in and for said State, personally appeared _____ as _____ for the CITY OF EAST RIDGE TENNESSEE, known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged that he/she executed the same for the purposes therein contained.

Witness my hand and official seal.

NOTARY PUBLIC

(SEAL)

My Commission Expires: _____

WARRANTY DEED

BOOK 2000 PAGE 78

FOR AND IN CONSIDERATION of the sum of Twenty-five Thousand Five Hundred and 00/100 (\$25,500.00) Dollars, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the CITY OF EAST RIDGE, TENNESSEE, a municipal corporation, has bargained and sold, and by these presents does transfer and convey unto EAST RIDGE GENERAL HOSPITAL, INC., a Tennessee corporation, and its successors and assigns forever, the following described property in the City of East Ridge, Tennessee, to-wit:

IN THE SECOND CIVIL DISTRICT OF HAMILTON COUNTY, TENNESSEE: Beginning at an iron pin in the north line of Graston Avenue, said pin being located three hundred ninety-nine and four tenths (399.4) feet westwardly from the west line of Spring Creek Road; thence north sixty-two (62) degrees and thirty-five (35) minutes west along the north line of Graston Avenue a distance of five hundred ninety-eight and five tenths (598.5) feet to an iron pin; thence north thirty-eight (38) degrees and thirty-six (36) minutes east a distance of six hundred eighty-six and five tenths (686.5) feet to an iron pin; thence north seventeen (17) degrees and thirty (30) minutes east a distance of six hundred thirty-four and three tenths (634.3) feet to an iron pin; thence north sixty-eight (68) degrees and fifty-two (52) minutes west a distance of four hundred forty-eight (448) feet more or less to the center of Spring Creek; thence northeastwardly with the meanders and following the center line of Spring Creek a distance of three hundred ten (310) feet more or less to a point; thence south sixty-seven (67) degrees and thirty-five (35) minutes east a distance of two hundred twenty (220) feet more or less to an iron pin, said iron pin being located in the west R/W line of Spring Creek Road; thence along said west R/W line south twenty (20) degrees and fifty-three (53) minutes east a distance of one hundred fourteen and one tenth (114.1) feet to a concrete R/W marker; thence along said west R/W line south thirty (30) degrees and seventeen (17) minutes east a distance of three hundred six and six tenths (306.6) feet to a concrete R/W marker; thence north sixty-nine degrees (69) and seven (07) minutes east a distance of twenty-five (25) feet to a concrete R/W marker; thence along said West R/W line south twenty (20) degrees and fifty-three (53) minutes east a distance of one hundred thirty-nine and seven tenths (139.7) feet to an iron pin, said iron pin being the point of curvature of a seven hundred thirty-eight and nine tenths (738.9) feet radius curve to the right; thence southwardly along said curve a distance of two hundred twenty-nine and eight tenths (229.8) feet to an iron pin, said iron pin being the point of tangency of said curve; thence along said west R/W line of Spring Creek Road south three (3) degrees and four (04) minutes east a distance of five hundred forty-seven and two tenths (547.2) feet to a railroad spike in the north line of Peck Drive; thence along Peck Drive north seventy-six (76) degrees and forty-nine (49) minutes west a distance of three hundred fifty-

RECORDED NOV 24 1971

A. E. Hume, Assessor of Property

By: *[Signature]*

THIS INSTRUMENT
PREPARED BY
CHAS. W. LUSK
OF
HALL, HAYNES LUSK
& FISHER, ATTORNEYS
615 MONROE
BANK BLDG.
CHATTANOOGA,
TENNESSEE 37402

five and three tenths (355.3) feet to a railroad spike; thence south six (6) degrees and one (01) minute west a distance of fifty and four tenths (50.4) feet to a concrete monument in the south line of Peck Drive; thence south six (6) degrees and one (01) minute west a distance of one hundred ninety-eight and five tenths (198.5) feet to a concrete monument; thence south four (4) degrees and five (05) minutes west a distance of one hundred seventy-two and two tenths (172.2) feet to an iron pin; thence south twenty-seven (27) degrees and twenty-five (25) minutes west a distance of one hundred twelve and five tenths (112.5) feet to the point of beginning; containing sixteen and nine tenths (16.9) acres more or less, all as shown by survey of Bouquard Engineering Company, Inc., No. 226-1.4, as finally revised April 30, 1971. The City of East Ridge reserves a 40-foot street easement and certain sewer easements, all as shown on said Bouquard Engineering Company, Inc. Drawing, which is attached to this deed and made a part hereof.

FOR REFERENCE TO PRIOR TITLE, see deeds recorded in Book 1119, page 603; Book 1239, page 585; Book 1250, page 335, and Book 1271, page 346, of the Register's Office of Hamilton County, Tennessee.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging, unto the said EAST RIDGE GENERAL HOSPITAL, INC., its successors and assigns, forever.

It is agreed and stipulated by and between the parties hereto that the conveyance of this property is made for the purpose of the construction of a general hospital, doctors' medical center, and an extended care nursing facility, and for no other purpose. And should the grantee herein, its successors or assigns, fail to commence construction of the general hospital prior to September 14, 1972, or should ever discontinue the use of the above-described property for the purposes herein set out, then the title to such property shall revert to the CITY OF EAST RIDGE, TENNESSEE, or its successor, subject to the intervening rights of any mortgagee.

The grantor does covenant with the grantee, its successors and assigns, that the grantor is lawfully seized and possessed of the said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever.

And the grantor does further covenant and bind itself and successors to warrant and defend the title thereto against the lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, the grantor by its proper officers has signed and sealed the foregoing instrument, this the 29th day of September, 1971.

CITY OF EAST RIDGE, TENNESSEE

By

G. W. White
Mayor

W. C. Whiston
Commissioner and Clerk

STATE OF TENNESSEE:
COUNTY OF HAMILTON:

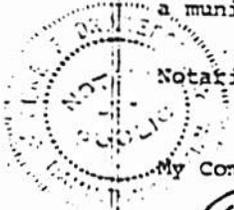
On this 30th day of September, 1971, before me appeared G. W. WHITE and WILLIAM C. HAISTEN, to me personally known, who, being by me duly sworn, did say that they are the Mayor and Clerk, respectively, of the CITY OF EAST RIDGE, TENNESSEE, a municipal corporation, and that the Seal affixed to the foregoing instrument is the corporate seal of the said municipal corporation and that the instrument was signed and sealed in behalf of the CITY OF EAST RIDGE, TENNESSEE, a municipal corporation, by authority of its Board of Commissioners, and the said G. W. WHITE and WILLIAM C. HAISTEN acknowledge the instrument to be the free act and deed of the CITY OF EAST RIDGE, TENNESSEE, a municipal corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal.

Earl F. Brammer
Notary Public

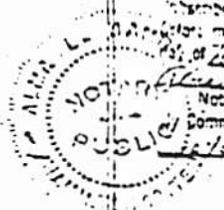
My Commission Expires:

April 23, 1973



State of Tennessee:
County of Hamilton:
I do hereby swear or affirm that the actual consideration of this transfer or value of the property transferred, whichever is greater is \$ 25,500.00 which amount is equal to or greater than the amount which the property transferred would command at the voluntary sale.

Subscribed and sworn to before me this the 24th day of Nov 19 71
William E. Forrester
Affiant
William E. Forrester
Notary Public
Commission Expires 12/1/1972



A 8 2 0 1 0

IDENTIFICATION REFERENCE

Nov 24 2 55 PM '71

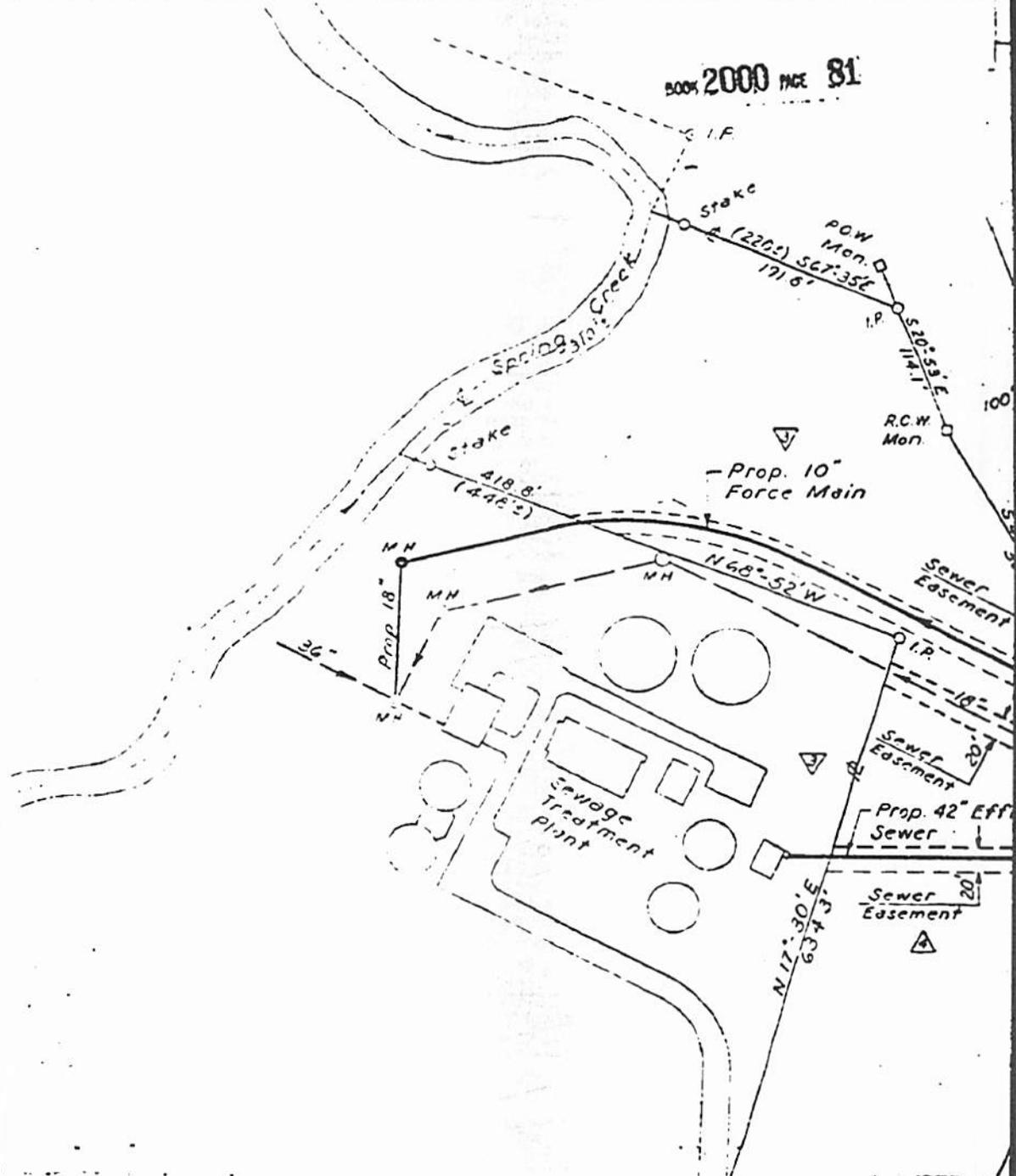
DOROTHY P. BRAMMER
REGISTER
HAMILTON COUNTY
STATE OF TENNESSEE

NOV 24 1971 CONV 25,500.00
NOV 24 1971 DEED -3- 8* 14.00

NO TAX DUE...
DOROTHY P. BRAMMER
County Register

* 14.00

BOOK 2000 PAGE 81



TRANSFERRED APR 12 1972

A. L. Fritts, ASSESSOR OF DEEDS

M. E. Woods

DEED OF CLARIFICATION

BOOK 2023 PAGE 499

WHEREAS, on the 30th day of September, 1971, the City of East Ridge, Tennessee, a municipal corporation, conveyed unto the East Ridge General Hospital, Inc., a Tennessee corporation, certain real property located in the City of East Ridge, Tennessee, which real property was described by metes and bounds in such deed which was recorded in Book 2000, page 78 of the Register's Office of Hamilton County, Tennessee, on November 24, 1971, to which deed reference is here made for the description of such real property and for the terms and conditions of such deed; and

WHEREAS, it is desirable and necessary that the City of East Ridge, Tennessee, the grantor in such deed, should clarify the right of reversion which it retained in the fourth from the last paragraph of such instrument recorded in Book 2000, page 79 of the Register's Office of Hamilton County, Tennessee;

NOW, THEREFORE, in consideration of the consideration passing to the City of East Ridge, Tennessee, under the deed referred to, the City of East Ridge, Tennessee, does hereby declare and agree that the commencement of construction, on or before September 14, 1972, of a building upon a portion of the tract of land described in said deed, said portion being 12.5 acres and which portion is fully described in a deed from the East Ridge General Hospital, Inc. to The Health and Educational Facilities Board of the City of East Ridge, Tennessee, a Tennessee corporation, which deed is to be recorded hereafter on or about April 13, 1972, to which deed reference is here made for a full description of the tract upon which a building for general hospital purposes shall be built, shall constitute full compliance with the requirement of the deed of the City of East Ridge, Tennessee, that the property shall only be used for the purposes set out in that deed.

The City of East Ridge, Tennessee, as grantor in the foregoing described deed, does further hereby agree and declare that the right of reversion retained in such deed of September 30, 1971, above described shall be subordinated to the lien of any indenture, mortgage, deed of trust or any security instrument given and recorded to secure any funds for the construction and/or the equipping of any or all of the facilities specified in said deed and such right of reversion shall be so subordinated during the entire period that any such security instrument shall be outstanding and unpaid.

And particularly the City of East Ridge, Tennessee, as grantor, does hereby declare and agree that the right of reversion as retained in the deed of September 30, 1971, shall be specifically subordinated to the lien of the indenture and mortgage dated as of March 1, 1972, between The Health and Educational Facilities Board of the City of East Ridge, Tennessee, and the Commerce Union Bank of Nashville, Tennessee, to be recorded on or about April 13, 1972, and that such subordination shall continue as long as any of the bonds secured by such indenture shall be outstanding and unpaid.

THIS INSTRUMENT
PREPARED BY
CHAS. W. LUSK
OF
HALL, WAYNES LUSK
& FOSTER, ATTORNEYS
613 PIONEER
BANK BLDG.
CHATTANOOGA,
TENNESSEE 37402

In the event of foreclosure of any security instrument relating to the said real property, the purchaser at the foreclosure sale shall take the property free of the right of reversion.

The grantor doe. hereby further declare and agree that at such time as all security instruments relating to such property shall have been paid in full, that the subsequent operation of a general hospital upon the 12.5 acre tract of land hereinabove referred to (to be conveyed by East Ridge General Hospital, Inc. to The Health and Educational Facilities Board of the City of East Ridge, Tennessee) shall constitute full compliance with the requirement of the deed of September 30, 1971, that the property shall be used only for the purposes set out in such deed.

IN TESTIMONY WHEREOF, the grantor by its proper officers has signed and sealed the foregoing instrument, this the 11th day of April, 1972.

CITY OF EAST RIDGE, TENNESSEE

By E. W. White
MAYOR



W. C. Haisten
COMMISSIONER AND CLERK
(Seal)

APR 12 2 09 PM '72
DOROTHY P. BRAMMER
REGISTER
HAMILTON COUNTY
STATE OF TENNESSEE

IDENTIFICATION
REFERENCE

A 91874

STATE OF TENNESSEE:
COUNTY OF HAMILTON:

On this 11th day of April, 1972, before me personally appeared G. W. WHITE and WILLIAM C. HAISTEN, to me personally known, who being by me duly sworn did say that they are the Mayor and Clerk, respectively, of the City of East Ridge, Tennessee, a municipal corporation, and that the Seal affixed to the foregoing instrument is the corporate seal of the said municipal corporation and that the instrument was signed and sealed in behalf of the City of East Ridge, Tennessee, a municipal corporation, by authority of its Board of Commissioners, and the said G. W. WHITE and WILLIAM C. HAISTEN acknowledged the instrument to be the free act and deed of the City of East Ridge, Tennessee, a municipal corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal, this the 11th day of April, 1972.

Dorothy P. Brammer
NOTARY PUBLIC

Notary Commission Expires: April 23, 1973

NO TAX DUE
DOROTHY P. BRAMMER
County Register



APR 12 1972

TRANSFERRED
A. E. Trimbale, Assistant of Records

BOOK 2023 PAGE 541

This instrument was prepared by
STORIEL CALDWELL & ASSOCIATES
Attorneys and Counsellors at Law
450 Maclellan Building
Chattanooga, Tennessee 37402

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar (\$1.00) cash in hand paid, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, EAST RIDGE GENERAL HOSPITAL, INC., a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto HUNTER D. HEGGIE, TRUSTEE, forever, the following described property in the City of East Ridge, Tennessee, to-wit:

IN THE SECOND CIVIL DISTRICT OF HAMILTON COUNTY, TENNESSEE: Beginning at an iron pin in the north line of Graston Avenue, said pin being located three hundred ninety-nine and four tenths (399.4) feet westwardly from the west line of Spring Creek Road; thence north sixty-two (62) degrees and thirty-five (35) minutes west along the north line of Graston Avenue a distance of five hundred ninety-eight and five tenths (598.5) feet to an iron pin; thence north thirty-eight (38) degrees and thirty-six (36) minutes east a distance of two hundred sixty-nine and four tenths (269.4) feet to an iron pin; thence south eighty-seven (87) degrees and forty-nine (49) minutes east a distance of four hundred forty-eight and four tenths (448.4) feet to a concrete monument in the south line of Peck Drive; thence south six (6) degrees and (01) minute west a distance of one hundred ninety-eight and five tenths (198.5) feet to a concrete monument; thence south four (4) degrees and five (05) minutes west a distance of one hundred seventy-two and two tenths (172.2) feet to an iron pin; thence south twenty-seven (27) degrees and twenty-five (25) minutes west a distance of one hundred twelve and five tenths (112.5) feet to the point of beginning; containing four and four tenths (4.4) acres more or less, being tract number one (1) of survey of Bouquard Engineering Company, Inc., No. 226-1.4, as finally revised April 30, 1971. Subject to the reservation by the City of East Ridge of a 40-foot street easement and a 15-foot sewer easement, all as shown on said Bouquard Engineering Company, Inc. Drawing which is attached to this deed and made a part hereof, and is subject to reverter provisions contained in the deed of the City of East Ridge, Tennessee, to Grantor herein. Being a part of the property heretofore conveyed to East Ridge General Hospital, Inc. by the City of East Ridge, Tennessee, by warranty deed dated September 30, 1971, and recorded in Book 2000, Page 78 et seq. in the Register's Office of Hamilton County, Tennessee.

A 91891

IDENTIFICATION
REFERENCE

APR 12 2 58 PM '72

DOROTHY P. GRAMMER
REGISTER
HAMILTON COUNTY
STATE OF TENNESSEE

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging, unto the said HUNTER D. HEGGIE, TRUSTEE, his successors and assigns, forever in fee simple.

The grantor does covenant with the grantee, his successors and assigns, that the grantor is lawfully seized and possessed of the said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever.

RESOLUTION NO. 3768

AGENDA MEMORANDUM
COMMUNITY CENTER CHANGE ORDER
DECEMBER 11, 2025

Submitted By:

Shawna Skiles

Shawna Skiles, Parks and Recreation Director

SUBJECT: **Subject:** Funding Request for Community Center Change Order

Purpose:

I am requesting approval for additional funding to cover a change order for the East Ridge Community Center project. This change order addresses necessary flooring and restroom fixture upgrades that were not included in the original scope.

Scope of Work:

- Install new tile flooring with rubber base in:
 - Lobby (Room 100)
 - Concession Area (Room 106)
 - Classroom (Room 115)
- Upgrade men's and women's restrooms (Rooms 101 & 102) with new floor tile and cove base
- Add wall tile behind urinals in the men's restroom
- Replace all toilets and urinals in both restrooms

Note: Existing partitions will be removed by the owner prior to contractor work.

Cost Summary:

Total Change Order Request: \$41,532.00

Justification:

These enhancements are critical to ensuring the Community Center delivers a high-quality, functional experience for all users. Without them, the facility would face ongoing maintenance challenges, higher long-term costs, and diminished usability for the public.

Action Requested:

Approval of **\$41,532.00** to fund Change Order No. 010 for the East Ridge Community Center project.

Attachment Included

SS

RESOLUTION NO. 3768

**A RESOLUTION OF THE EAST RIDGE CITY COUNCIL
AUTHORIZING THE CITY MANAGER TO APPROVE A
CHANGE ORDER REQUEST IN THE AMOUNT OF
\$41,532 FOR THE COMMUNITY CENTER EXPANSION
PROJECT**

WHEREAS, on March 27, 2025, the East Ridge City Council awarded the bid for the Community Center Expansion Project to Pillar Construction; and

WHEREAS, Pillar Construction is requesting a Change Order to the original agreement to include:

1. Installation of new tile flooring with rubber base in the Lobby, Concession Area, and Classroom
2. Upgrading the men's and women's restrooms with new floor and cove base
3. Addition of wall tile behind the urinals in the men's restroom
4. Replacement of all toilets and urinals in the restrooms; and

WHEREAS, the total cost of the Change Order is Forty-one Thousand Five Hundred Thirty-two Dollars (\$41,532); and

WHEREAS, the City Council deems the completion of the project, including the additional funds for the Change Orders, to be in the best interest of the citizens of East Ridge.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, that the City Council hereby authorizes the City Manager to approve the Change Order with Pillar Construction for the Community Center Expansion Project in the amount of Forty-one Thousand Five Hundred Thirty-two Dollars (\$41,532).

BE IT FURTHER RESOLVED that this resolution shall take effect immediately after its passage, the public welfare of the City requiring it.

Adopted this _____ day of _____ 2025.

Brian W. Williams, Mayor

ATTEST:

J. Scott Miller, City Manager

APPROVED AS TO FORM:

Mark W. Litchford, City Attorney



CHANGE ORDER REQUEST

COR Number: 010

Date: 12/8/2025

Project: East Ridge Community Center
 Owner: City of East Ridge

Proposal Description: Includes cost to replace flooring with tile and rubber base in Lobby 100, Concession 106, and Classroom 115. Cost includes new floor tile, cove tile base, and wall tile behind urinals only in Toilet 102 and Toilet 101. New toilets and urinals included in Toilet 101 & 102. Existing partitions to be demoed by owner prior to Pillar starting work. Removal and haul-off of demoed materials is included. New partitions, paint, drywall work, casework, faucets, ceiling work, and lighting not included in price. Any unforeseen conditions in the plumbing that may require in-ground or in-wall plumbing work is not included and will be additional cost if required.

Description	Qty.	Unit Cost	Material	Unit Cost	Labor	Unit Cost	Sub	Total
Lobby 100								
Tile and base - Osborne	1	LS	\$0.00		\$0.00	\$11,627.00	\$11,627.00	\$11,627.00
Concession 106								
Tile - Osborne	1	LS	\$0.00		\$0.00	\$3,898.00	\$3,898.00	\$3,898.00
Classroom 115								
Tile - Osborne	1	LS	\$0.00		\$0.00	\$7,146.00	\$7,146.00	\$7,146.00
Toilets 102 & 101								
Tile - Osborne	1	LS	\$0.00		\$0.00	\$7,883.00	\$7,883.00	\$7,883.00
New Toilets & Urinals - Kieth Hodge	1	LS	\$0.00		\$0.00	\$6,122.00	\$6,122.00	\$6,122.00
SUBTOTAL "A"								
			\$0.00		\$0.00		\$36,676.00	\$36,676.00
Dumpster Pull	1	LS				\$500.00	\$500.00	\$500.00
Sales Tax (9.25%)			\$0.00					\$0.00
Labor Burden (41%)					\$0.00			\$0.00
Subcontractor Default Insurance (1.3%)							\$477.00	\$477.00
Warranty/Quality Control (0.2%)								\$75.00
Gross Receipts/Franchise Tax (0.3%)								\$112.00
General Liability & Builder's Risk Ins. (1.1%)								\$411.00
SUBTOTAL "B"								
								\$38,251.00
Fee (7.5%)								\$2,869.00
Payment & Performance Bonds (1.0%)								\$412.00
TOTAL								
								\$41,532.00

Owner Approval:

Approved By: _____ Date: _____

ESTIMATE

Osborne Flooring LLC
6234 Perimeter Dr Suite A-101
Chattanooga, TN 37421

osborneflooring68@gmail.com
+1 (423) 305 0827

Open Bid:East Ridge Community Center

Bill to
East Ridge Community Center

Ship to
East Ridge Community Center

Estimate details

Estimate no.: 1563
Estimate date: 11/18/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.			Mens 102 and Womens 101			
2.		02.10 Demo	Demo Existing Tile	332	\$2.00	\$664.00
3.		Tile Floor	Floor Tile	332	\$15.50	\$5,146.00
4.		Wall Tile	Wall Tile Behind Urinals in Mens 102 Only. 6' High from Partition Next to the Sink to the Toilet Partition	35	\$16.50	\$577.50
5.		Tile Base	Tile Cove Base to Match Floor Tile on All Walls in Mens 102 and Womens 101	115	\$13.00	\$1,495.00
6.			Concession			
7.		02.10 Demo	Demo Existing Tile	244	\$2.00	\$488.00
8.		Tile Floor	Floor Tile	244	\$12.50	\$3,050.00
9.		Rubber Base	Rubber Base	120	\$3.00	\$360.00
10.			Lobby			
11.		02.10 Demo	Demo Existing Tile	777	\$2.00	\$1,554.00
12.		Tile Floor	Floor Tile	777	\$12.50	\$9,712.50
13.		Rubber Base	Rubber Base	120	\$3.00	\$360.00
14.			Classroom			

15.	02.10 Demo	Demo Existing Tile	468	\$2.00	\$936.00
16.	Tile Floor	Floor Tile	468	\$12.50	\$5,850.00
17.	Rubber Base	Rubber Base	120	\$3.00	\$360.00
				Total	\$30,553.00

Note to customer

- * All Quantities based off of Sheet A7-01 Floor Plan.
- * All Tile Matches What we Installed in the First Phase

Accepted date

Accepted by



THE PLUMBING PROFESSIONALS

Keith Hodge Plumbing, LLC
9402 Factory Street
Ooltewah TN 37363
(423) 591-5651

Change Order

Order#: 2
Order Date: 11/21/2025

License: CMC-A; MU-A 65086

To: Pillar Construction Group LLC
3800 St. Elmo Ave.
Suite 233
Chattanooga TN 37409

Project: 4156
East Ridge Community Center Addition
1517 Tombras Avenue
East Ridge TN 37412

The contractor agrees to perform and the owner agrees to pay for the following changes to this contract.

Plans Attached []

Ordered By:

Customer Order:

Specifications Attached []

Description of Work Amount

Material
Labor

Notes

Change order to replace bathroom fixtures. This includes the demo of existing toilets and urinals in each bathroom and installing new fixtures and flush valves on the existing rough. This will also include replacing the toilet flanges if needed. This does not include any replacements for the sinks or faucets in the bathrooms. This also does not include any changes to drains or water lines in the wall that may need to be changed to adapt to the new fixtures as well as any wall repairs if they have to be cut open.

Negative changes will lower the overall contract price requiring no additional payment by owner.

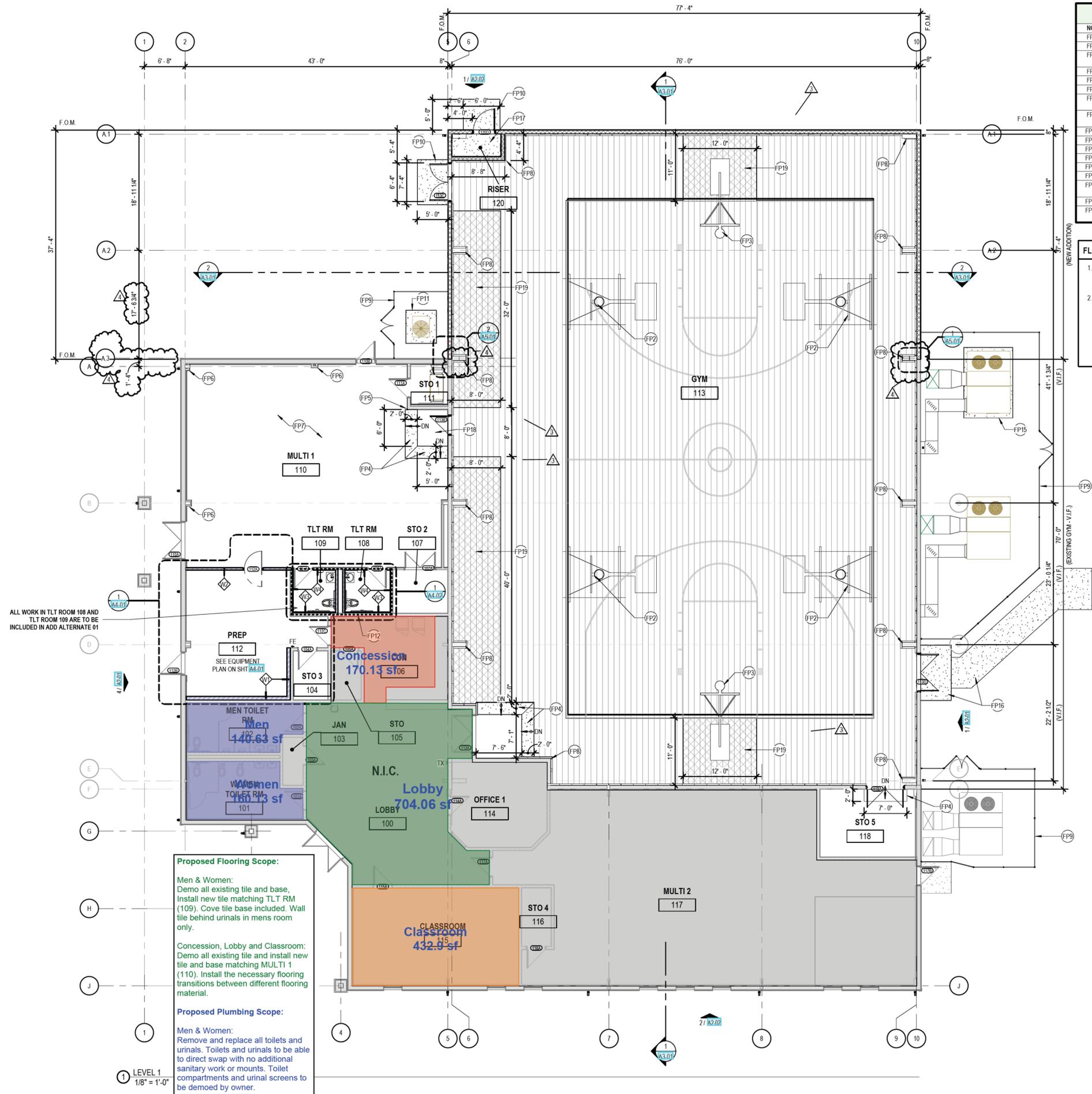
Requested Amount of Change

6,121.54

The original Contract Sum was
Net change by previous Change Orders
The Contract Sum prior to this Change Order
The Contract Sum will be changed by this Change Order
The new Contract Sum including this Change Order will be
The Contract Time will be changed by

Owner: Date:
Contractor: Date:

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Proposed Flooring Scope:

Men & Women:
Demo all existing tile and base. Install new tile matching TLT RM (109). Cove tile base included. Wall tile behind urinals in mens room only.

Concession, Lobby and Classroom:
Demo all existing tile and install new tile and base matching MULTI 1 (110). Install the necessary flooring transitions between different flooring material.

Proposed Plumbing Scope:

Men & Women:
Remove and replace all toilets and urinals. Toilets and urinals to be able to direct swap with no additional sanitary work or mounts. Toilet compartments and urinal screens to be demoed by owner.

ALL WORK IN TLT ROOM 108 AND TLT ROOM 109 ARE TO BE INCLUDED IN ADD ALTERNATE 01

FLOOR PLAN NOTES	
NO.	DESCRIPTION
FP2	CEILING MOUNTED, FORWARD FOLD NG BACKSTOP
FP3	COMPETITION PORTABLE BACKSTOP
FP4	NEW CONCRETE RAMP - MINIMUM 4" THICK - RAMP NOT TO EXCEED 1:8 SLOPE
FP5	CG-2 TO DIE INTO CG-1 AT EXPOSED CORNERS.
FP6	CHAIR RAIL TO WRAP AT ALL COLUMNS.
FP7	PATCH AND REPAIR DAMAGED DRYWALL AS REQ'D.
FP8	SPORTS PADDING TO WRAP AT FRAMING AND CORNERS. PADDING MUST MEET REQUIREMENTS OF SECTION 806 2019 IBC.
FP9	(N) 5'-0" ALUMINUM PREFINISHED FENCE - COORD NATE MIN CLEARANCE DISTANCE FROM HVAC UNITS w/HVAC MFR.
FP10	(N) 4" CONCRETE PAD w/TURNED DOWN EDGES - 3 SIDES
FP11	(N) 4" CONCRETE PAD - COORDINATE SIZE WITH HVAC UNIT
FP12	ALL WORK IN THIS AREA IS PART OF ADD ALTERNATE #01
FP14	ALL WORK IN THIS AREA IS PART OF ADD ALTERNATE #02
FP15	(N) 6" CONCRETE PAD - COORDINATE SIZE WITH HVAC UNIT
FP16	(N) CONCRETE RAMP AND LANDING - SEE CIVIL
FP17	ONCE FINISH FLOOR HEIGHT OF WOOD GYM FLOOR HAS BEEN ESTABLISHED, POUR TOPPING SLAB TO RAISE FLOOR TO GYM LEVEL.
FP18	(N) CONCRETE LANDING - MINIMUM 4" THICK
FP19	HATCHED AREA DENOTES LOCATION TO PROVIDE 1/2" BLOCK NG UNDER GYM FLOOR SLEEPERS TO REINFORCE AREA UNDER PORTABLE BACKSTOP.

FLOOR PLAN GENERAL NOTES	
1.	PLANS PREPARED FROM EXISTING DRAWINGS. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO ARCHITECT.
2.	SHADED AREAS INDICATE NO WORK WITH THE EXCEPTION OF NEW CEILING & MEP - REFER TO REFLECTED CEILING PLAN AND MEP DRAWINGS.

Kimley»Horn
 10 Lea Avenue, Suite 400 Nashville, TN 37210
 Main: 615.564.2701 | www.kimley-horn.com
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HK
 HK ARCHITECTS
 1216 E Main Street, Suite 120
 Chattanooga TN 37408
 Tel 423 268 3656
 Fax 423 268 3357

EAST RIDGE COMMUNITY CENTER LPRF
CITY OF EAST RIDGE
 EAST RIDGE, TENNESSEE

NO.	DATE	BY
3	3/7/2025	
4	6/11/2025	

DESIGNED BY:
 DRAWN BY:
 CHECKED BY:
 DATE: 01/07/2025
 KIMLEY-HORN PROJECT NO. 118553001

FIRST FLOOR PLAN

SHEET NUMBER
A1-01

AREA NOT IN SCOPE OF WORK



Z5738-U

TAG Urinals

“The Small Pint®” 0.125-0.5 gpf, EcoVantage®, Ultra Low Consumption Urinal



www.GreenSpec.com



Z5738 SERIES

Recommended Trim:

- Z6003AV-EWS*** AquaVantage®AV 0.5 gpf low consumption exposed urinal flush valve.
- Z6003AV-WS1** AquaVantage®AV 1.0 gpf low consumption exposed urinal flush valve.
- ZTR6203-ULF-LL***
Sensor Long Life Battery Operated Urinal Flush Valve 0.125 gpf [0.5 Lpf].
- ZTR6203-QRT-LL***
Sensor Long Life Battery Operated Urinal Flush Valve 0.25 gpf [1.0 Lpf].
- ZTR6203-EWS-LL***
Sensor Long Life Battery Operated Urinal Flush Valve 0.5 gpf [1.9 Lpf].

Note: To ensure system performance:
Minimum Running Water Pressure = 25 psi.



* This product should be used with a WaterSense labeled counterpart with a compatible flush volume to ensure that the entire system meets the requirements for water efficiency and performance.

ZURN INDUSTRIES, LLC. ♦ COMMERCIAL BRASS OPERATION
5900 ELWIN BUCHANAN DRIVE ♦ SANFORD NC 27330
PHONE: 1-800-997-3876 ♦ FAX: 919-775-3541
WWW.ZURN.COM

IN CANADA: ZURN INDUSTRIES LIMITED
7900 GOREWAY DRIVE UNIT 10 ♦ BRAMPTON, ONTARIO L6T5W6
PHONE: 905-405-8272 FAX: 905-405-1292

EcoVantage® is a registered trademark of Zurn Industries, LLC.

Z5738 Urinal Series

- Zurn One Ultra Low Consumption Urinal designed for optimal performance between Zurn fixture and flush valve to save water while exceeding industry performance standards .
- 0.125-0.5 gpf [0.5-1.9Lpf]
- Vitreous china
- High efficiency washout flushing action
- Up to 88% water savings over standard 1.0 gpf [3.8 Lpf] system
- 3/4" top spud
- 2" I.P.S. outlet flange and rubber gasket with integral trap
- 14" extended rim for handicap compliance when installed at proper height.
- Assembled with vandal resistant outlet strainer
- Shipping Weight: 39 lbs

Engineering Specification:

Recommended Trim:

Z5738-U

Vitreous china, 0.125-0.5 gpf [0.5-1.9Lpf], high efficiency, wall hung, integral trap, washout urinal complete with 3/4" top spud connection, concealed universal retrofit wall bracket, 2" outlet connection and vandal resistant outlet strainer.

These dimensions and specifications are subject to change without notice.

Fixture dimensions meet ANSI/ASME standards A112.19.2 and CAN/CSA B45 requirements.

This space is for Architectural/engineering Approval

See Zurn One Systems for suggested packages.

The information contained in this document is subject to change without notice.
Please contact Zurn for most up to date information.

Rev. B
Dwg. No. 311184

Date: 4/18/2017
Product No. Z5738-U

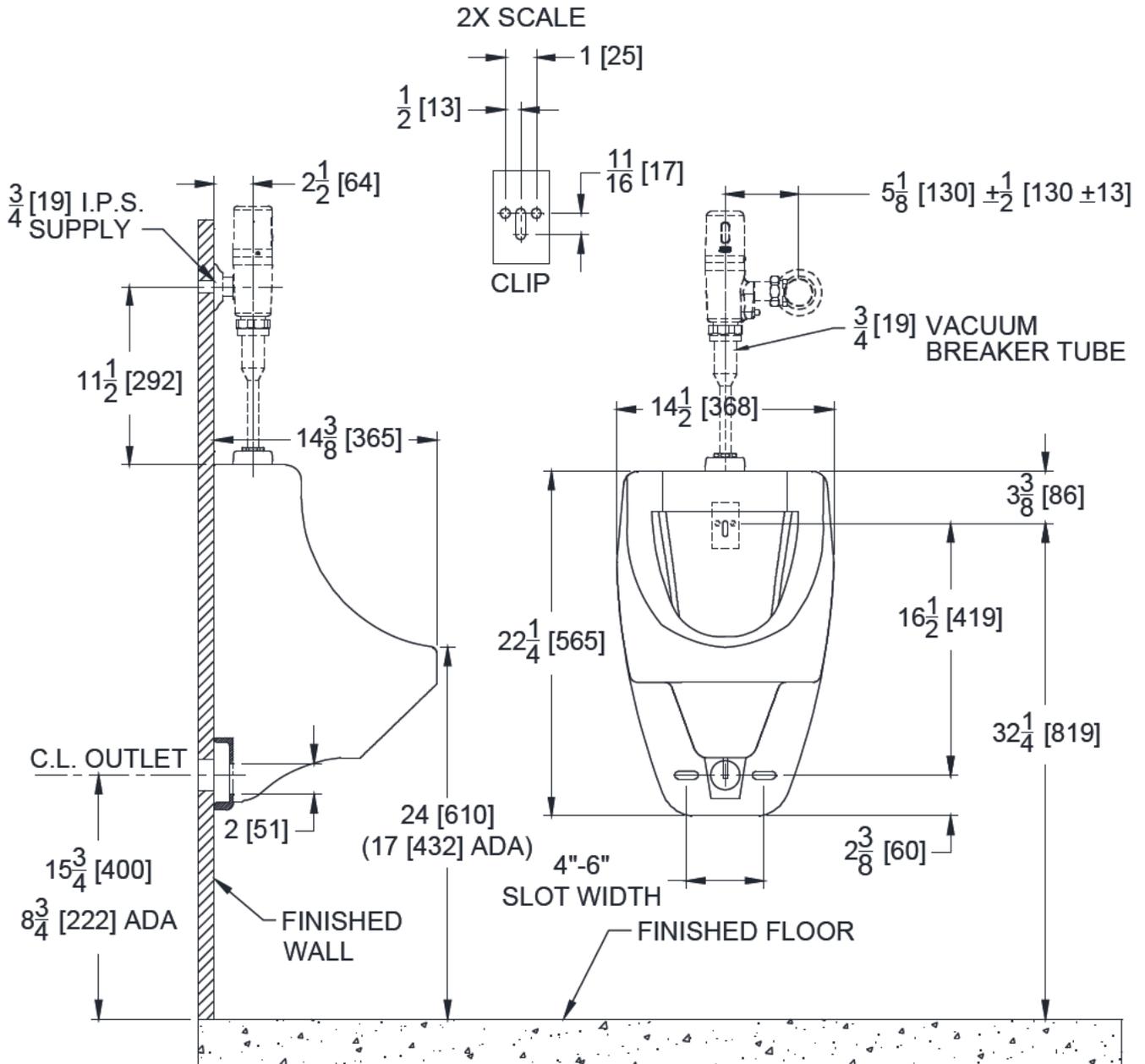


Z5738-U

TAG Urinals

“The Small Pint®” 0.125-0.5 gpf, EcoVantage®, Ultra Low Consumption Urinal

Rough-in dimensions for Z5738-U Series



These dimensions and specifications are subject to change without notice.

Fixture dimensions meet ANSI/ASME standard A112.19.2 and CAN/CSA B45 requirements.

ZURN INDUSTRIES, LLC. ♦ COMMERCIAL BRASS OPERATION
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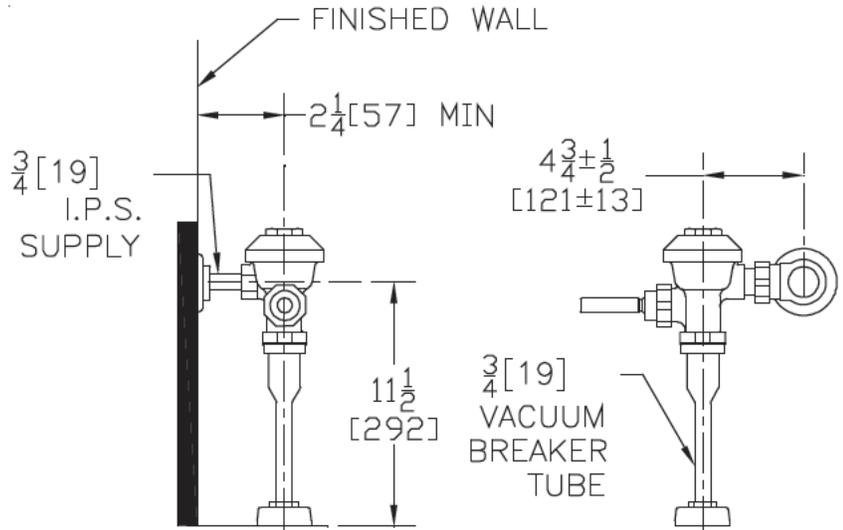
Rev. B
Dwg. No. 311184

Date: 4/18/2017
Product No. Z5738-U



Z6003AV-ULF

0.125 GPF Ultra Low Flow Flush Valve for 3/4" Urinals



Suffix Options (Check/Specify Appropriate Options)

_____	-BG	BioCare Handle
_____	-H	Handle on Front of Flush Valve
_____	-L	1" [25] Metal Push Button
_____	-L3	3" [76] Metal Push Button
_____	-YJ	Split Ring Pipe Support
_____	-YK	Solid Ring Pipe Support
_____		Other

ENGINEERING SPECIFICATION: ZURN Z6003AV-ULF AquaVantage® 'AV' Exposed Urinal Flush Valve- Exposed, quiet diaphragm-type, chrome plated .125 GPF flushometer valve with a polished exterior. Complete with Zum's AquaVantage® TPE, chloramine resistant, dual seal diaphragm with a clog resistant, filtered by-pass. The valve is ADA compliant with a non-hold open and no leak handle feature, high back pressure vacuum breaker, one piece hex coupling nut, adjustable tailpiece, spud coupling and flange for top spud connection. Control stop has internal siphon-guard protection, vandal resistant stop cap, sweat solder kit, and a cast wall flange with set screw. Internal seals are made of chloramine resistant materials.



This product should be used with a WaterSense labeled counterpart with a compatible flush volume to ensure that the entire system meets the requirements for water efficiency and performance.

Architectural/Engineering Approval

The information contained in this document is subject to change without notice.

ZURN INDUSTRIES, LLC. ♦ COMMERCIAL BRASS OPERATION ♦ 5900 ELWIN BUCHANAN DRIVE ♦ SANFORD NC 27330

Phone: 1-800-997-3876 ♦ Fax: 919-775-3541 ♦ World Wide Web: www.zurn.com

In Canada: ZURN INDUSTRIES LIMITED ♦ 7900 Goreway Drive Unit 10 ♦ Brampton, Ontario L6T5W6 ♦ Phone: 905-405-8272 Fax: 905-405-1292



HET ELONGATED FLOOR MOUNTED, ADA HEIGHT ECOVANTAGE®
FLUSH VALVE TOILET SYSTEM
Z5665-BWL1

TAG **ADA Toilet**

ARCHITECTURAL & ENGINEERING SPECIFICATION

Z5665-BWL1

EcoVantage High Efficiency Toilet System

Vitreous China, 1.1 gpf [4.2 Lpf] or greater high efficiency, ADA, floor mounted, bottom outlet toilet with siphon jet flushing action and elongated front rim with 1-1/2" [39mm] top spud. This bowl is designed to perform to industry standards with as little as 1.1 gallons per flush.

Z5665-BWL1-AM

EcoVantage High Efficiency Toilet System

Vitreous China, 1.1 gpf [4.2 Lpf] or greater high efficiency, ADA, floor mounted, bottom outlet toilet with siphon jet flushing action, ZurnSHIELD™ ceramic glaze and elongated front rim with 1-1/2" [39mm] top spud. This bowl is designed to perform to industry standards with as little as 1.1 gallons per flush.

Z5666-BWL1

EcoVantage High Efficiency Toilet System

Vitreous China, 1.1 gpf [4.2 Lpf] or greater high efficiency, ADA, floor mounted, bottom outlet toilet with siphon jet flushing action, ZurnSHIELD™ ceramic glaze and elongated front rim with integral bedpan lugs, and 1-1/2" [39mm] top spud. This bowl is designed to perform to industry standards with as little as 1.1 gallons per flush.

PRODUCT FEATURES

Z5665 HET Series

- Zurn High Efficiency Toilets and paired performance flush valve systems are designed to exceed industry standards, while using as little as 1.1 gallons of water per flush
- Universal high efficiency toilet can be specified with 1.1 gpf [4.2 Lpf], 1.28 gpf [4.8 Lpf], 1.6 gpf [6.0 Lpf] or dual flush valves
- Vitreous china
- ADA height
- Elongated front rim
- 2-1/8" [54mm] fully glazed trapway
- High efficiency siphon jet flush action
- Shipping weight 65 lbs

COMPLIANCE AND CERTIFICATION:

- Complies with ASME A112.19.2 / CSA B45.1
- ADA Compliant



This product should be used with a WaterSense labeled counterpart with a compatible flush volume to ensure that the entire system meets the requirements for water efficiency and performance.

NOTE: To ensure system performance:
Minimum Running Water Pressure = 25 psi.



VARIANT OPTIONS

- Z5665-BWL1 Z5665 Series top spud toilet
- Z5665-BWL1-AM Z5665 Series top spud toilet with ZurnSHIELD™ glaze
- Z5666-BWL1 Z5665 Series top spud toilet with Top Spud Toilet with integral bedpan lugs and ZurnSHIELD™ glaze

RECOMMENDED TRIM

- Z5955SS-EL Elongated, standard white, open front toilet seat less cover with stainless steel check hinge
- Z5972-COMB Closet bolt & wax ring kit

Z5665-BWL1 ZURN ONE SYSTEMS

Complete fixture package with bowl, flush valve, seat and trim

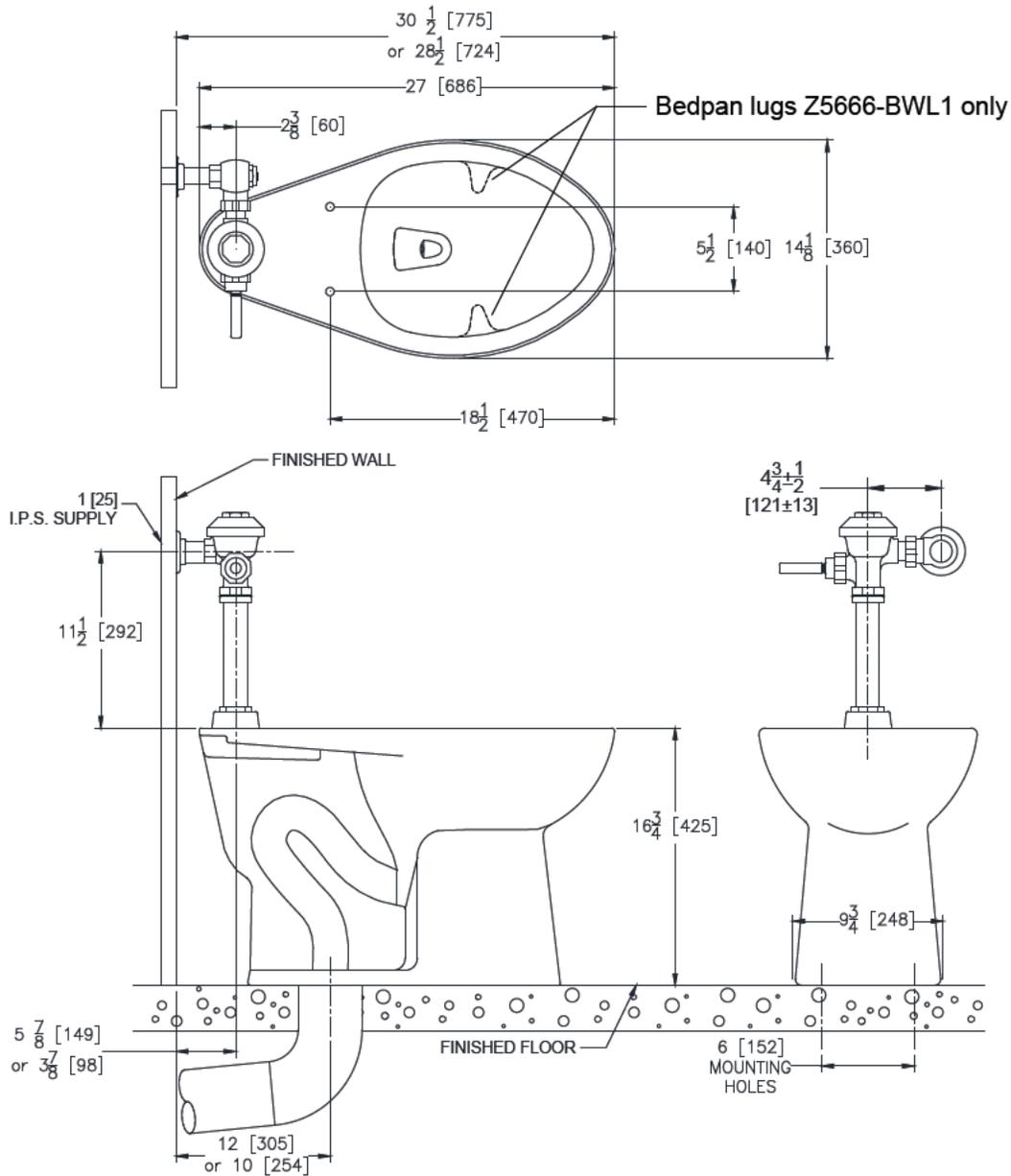
ITEM NUMBER	DESCRIPTION	FLUSH VOLUME GPF
<input type="checkbox"/> Z.WC3.M	Manual Z6000AV-ONE system	1.1
<input type="checkbox"/> Z.WC3.S	EZ Flush ZER6000AV-ONE-SM system	1.1
<input type="checkbox"/> Z.WC3.S.TM	Top Mount Sensor ZER6000AV-ONE-TM system	1.1
<input type="checkbox"/> Z.WC4.M	Manual Z6000AV-HET system	1.28
<input type="checkbox"/> Z.WC4.S	EZ Flush ZER6000AV-HET-SM system	1.28
<input type="checkbox"/> Z.WC4.S.TM	Top Mount Sensor ZER6000AV-HET-TM system	1.28

See Zurn One Systems for suggested packages.

ARCHITECTURAL & ENGINEERING APPROVAL

The information contained in this document is subject to change without notice. Please contact Zurn for most up to date information.

Rough-in dimensions/Overview dimensions



NOTE: All dimensions are for reference only. Do not use for pre-plumbing.



ARCHITECTURAL & ENGINEERING SPECIFICATION

Z5655-BWL1

EcoVantage High Efficiency Toilet System

Vitreous China, 1.1 gpf [4.2 Lpf] or greater high efficiency floor mounted bottom outlet toilet with siphon jet flushing action, elongated front rim with 1-1/2" [39 mm] top spud. This bowl is designed to perform to industry standards with flush volumes of 1.1 gallons per flush.

Z5655-BWL1-AM

EcoVantage High Efficiency Toilet System

Vitreous China, 1.1 gpf [4.2 Lpf] or greater high efficiency floor mounted bottom outlet toilet with siphon jet flushing action, ZurnSHIELD™ ceramic glaze and elongated front rim with 1-1/2" [39 mm] top spud. This bowl is designed to perform to industry standards with flush volumes of 1.1 gallons per flush.



PRODUCT FEATURES

Z5655 HET Series

- Zurn High Efficiency Toilets and paired performance flush valve systems are designed to exceed industry standards, while using as little as 1.1 gallons of water per flush
- Universal high efficiency toilet can be specified with 1.1 gpf [4.2 Lpf], 1.28 gpf [4.8 Lpf], 1.6 gpf [6.0 Lpf] or dual flush valves
- Vitreous China
- ZurnSHIELD™ ceramic glaze creates a permanent surface that protects the fixture by inhibiting the growth of stain and odor causing mold, mildew, and bacteria, thus reducing the amount of time, chemicals and water needed to clean the bowl
- Elongated front rim
- 2-1/8" [54 mm] fully glazed trapway
- High efficiency siphon jet flush action
- Shipping Weight: 55 lbs

COMPLIANCE AND CERTIFICATION:

- Complies with ASME A112.19.2 / CSA B45.1



This product should be used with a WaterSense labeled counterpart with a compatible flush volume to ensure that the entire system meets the requirements for water efficiency and performance.

NOTE: To ensure system performance:
Minimum Running Water Pressure = 25 psi.

VARIANT OPTIONS

- Z5655-BWL1 Z5655 Series top spud toilet
- Z5655-BWL1-AM Z5655 Series top spud toilet with ZurnSHIELD™ glaze

RECOMMENDED TRIM

- Z5955SS-EL Elongated, standard white, open front toilet seat less cover with stainless steel check hinge
- Z5972-COMB Closet bolt & wax ring kit

RECOMMENDED ZURN ONE SYSTEMS

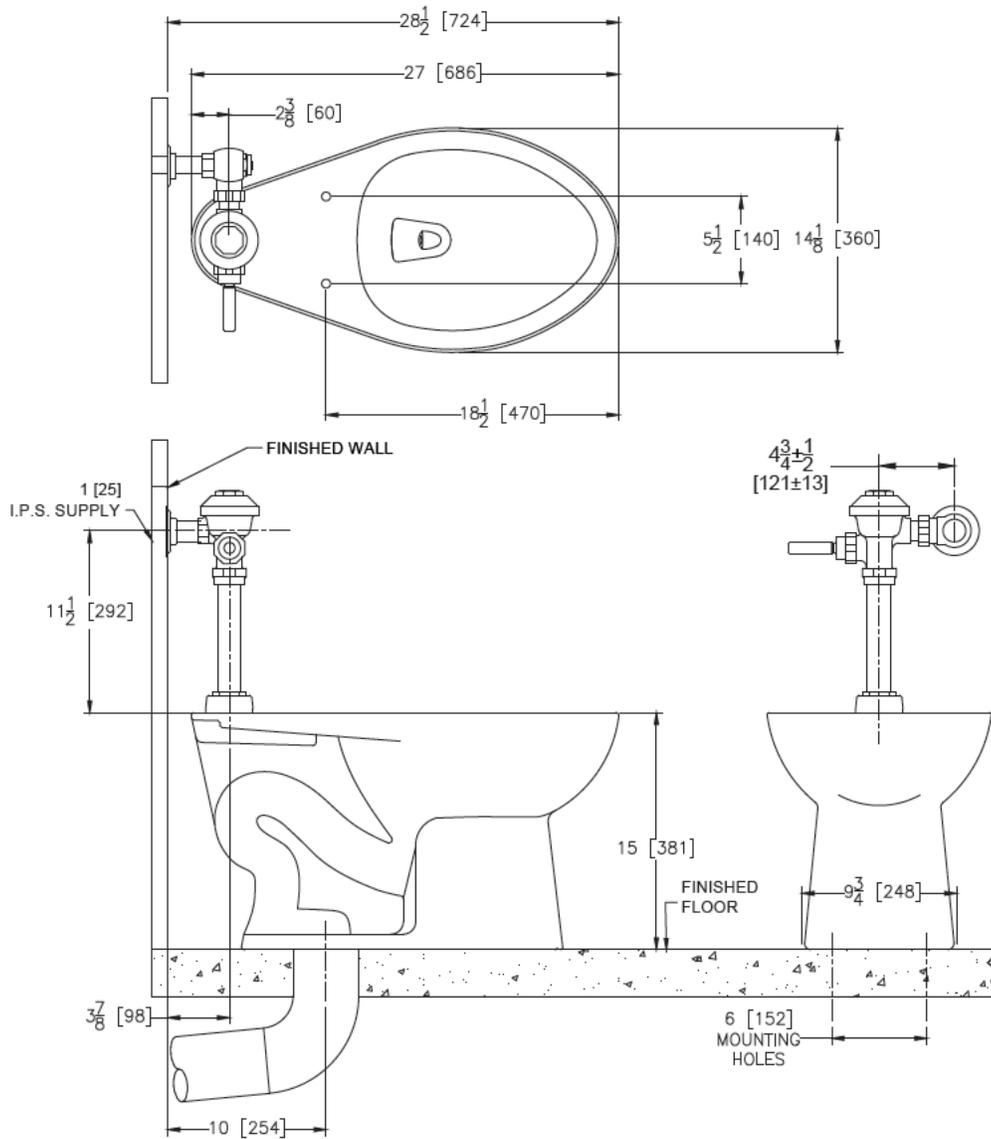
Complete fixture package with Z5655-BWL1 bowl, flush valve, seat and trim. See complete spec sheets for rough-in details.

ITEM NUMBER	DESCRIPTION	FLOWRATE
<input type="checkbox"/> Z.WC3.M	Manual Z6000AV-ONE System	1.1 gpf
<input type="checkbox"/> Z.WC3.S	EZ Flush Sensor ZER6000AV-ONE-SM System	1.1 gpf
<input type="checkbox"/> Z.WC3.S.TM	Top Mount Sensor ZER6000AV-ONE-TM System	1.1 gpf
<input type="checkbox"/> Z.WC4.M	Manual Z6000AV-ONE System	1.28 gpf
<input type="checkbox"/> Z.WC4.S	EZ Flush Sensor ZER6000AV-ONE-SM System	1.28 gpf
<input type="checkbox"/> Z.WC4.S.TM	Top Mount Sensor ZER6000AV-ONE-TM System	1.28 gpf



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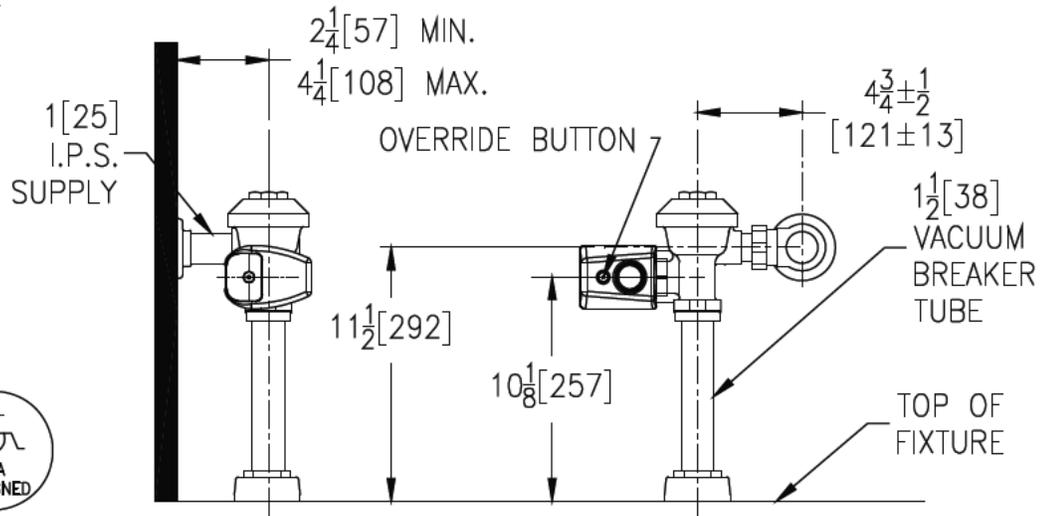
Rough-in dimensions/Overview dimensions



NOTE: All dimensions are for reference only. Do not use for pre-plumbing.

ZER6000AV-HET-CCP

1.28 gpf Sensor Operated Battery Powered Flush Valve for High Efficiency Water Closets



Accessories

- CPM Chrome Plated Metal Cover
- YJ Split Ring Pipe Support
- YK Solid Ring Pipe Support
- YO Bumper on Angle Stop
- _____ Other

ENGINEERING SPECIFICATIONS

Exposed, quiet diaphragm-type, chrome plated flushometer valve with a polished exterior.

- Zurn's AquaVantage® TPE diaphragm
 - Clog Resistant by-pass
 - Chloramine resistant
 - Dual seal
- Proprietary DR resistant low lead brass alloy
- Sensor Module
 - Impact Resistant Chrome Plated Housing
 - ADA compliant
 - 6 VDC Motor Actuator
 - Battery Powered
 - Override Button
- Control Stop
 - Internal siphon-guard protection
 - Vandal resistant stop cap
 - Sweat solder kit
 - Cast wall flange with set screw
- Vacuum Breaker
 - High back pressure
 - One piece hex coupling nut
- Internal seals
 - Chloramine resistant
- Adjustable tailpiece
- Spud coupling and flange for top spud connection

Architectural/Engineering Approval

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 Please contact Zurn for most up to date information.

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 WWW.ZURN.COM
 IN CANADA: ZURN INDUSTRIES LIMITED
 3544 NASHUA DRIVE ♦ MISSISSAUGA, ONTARIO L4V1L2
 PHONE: 905-405-8272 FAX: 905-405-1292

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 AquaSense® is a registered trademark of Zurn Industries, LLC.

Rev.
 Dwg. No. 309263

Date: 3/26/12
 Product No. ZER6000AV-HET-CCP

RESOLUTION NO. 3769

AGENDA MEMORANDUM

**State of Tennessee
FY25 School Resource Officer Grant**

Authorization to Return Remaining Funds

December 11, 2025

Submitted by:

Cameron McAllister

Administrator of Economic & Community Development

SUBJECT: Authorization to Return Remaining Funds from FY25 SRO Grant

The Economic & Community Development (ECD) Department respectfully requests approval from the Mayor and Council to return the unexpended funds associated with the FY25 School Resource Officer (SRO) Grant awarded to the East Ridge Police Department.

In August 2024, the City of East Ridge received a \$300,000 School Resource Officer Grant from the Tennessee Department of Safety and Homeland Security to support SRO staffing at Spring Creek Elementary, East Ridge Elementary, East Ridge Middle School, and East Ridge High School. The grant period covered July 1, 2024, through June 30, 2025, and allowed reimbursement for salaries, benefits, overtime, training, and other eligible personnel expenses.

Throughout the grant period, the City utilized the majority of the available funds. However, due to one employee not being enrolled in the City's benefit program, the total reimbursable expenses were less than anticipated. After submitting the final expenditure report to the State, a remaining balance of **\$14,018.00** was identified.

The City's ECD Department is requesting formal authorization to remit the unused **\$14,018.00** back to the State of Tennessee. These funds were recorded as an accounts payable in the FY25 budget, and the return of this balance will not impact the FY26 fund balance.

RESOLUTION NO. 3769

A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE RETURN OF UNEXPENDED FUNDS FROM THE FISCAL YEAR 2025 SCHOOL RESOURCE OFFICER GRANT TO THE TENNESSEE DEPARTMENT OF SAFETY AND HOMELAND SECURITY

WHEREAS, in August 2024, the City of East Ridge received a School Resource Officer (SRO) Grant in the amount of Three Hundred Thousand Dollars (\$300,000.00) from the Tennessee Department of Safety and Homeland Security to support SRO staffing at Spring Creek Elementary, East Ridge Elementary, East Ridge Middle School, and East Ridge High School; and

WHEREAS, the grant period covered July 1, 2024, through June 30, 2025, and allowed reimbursement for salaries, benefits, overtime, training, and other eligible personnel expenses; and

WHEREAS, due to one employee not being enrolled in the City's benefit program, the total reimbursable expenses were less than anticipated; and

WHEREAS, after the State reviewed the Final Expenditures and Accounting Report for the grant period, Fourteen Thousand Eighteen Dollars (\$14,018.00) was identified as the total amount of unused grant funds that must be returned to the Tennessee Department of Safety and Homeland Security; and

WHEREAS, these funds were recorded as an Accounts Payable item in the Fiscal Year 2025 Budget for the City and will not impact the Fiscal Year 2026 Fund Balance.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, that:

SECTION 1. The City Council hereby authorizes the return of the remaining balance of Fourteen Thousand Eighteen Dollars (\$14,018.00) from the Fiscal Year 2025 School Resource Officer Grant to the Tennessee Department of Safety and Homeland Security.

SECTION 2. The City Manager and Finance Director are authorized to take all necessary actions to remit these funds and ensure compliance with grant requirements.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately after its passage, the public welfare of the City requiring it.

Adopted this _____ day of _____ 2025.

Brian W. Williams, Mayor

ATTEST:

J. Scott Miller, City Manager

APPROVED AS TO FORM:

Mark W. Litchford, City Attorney



November 18, 2025

TO: East Ridge Police Department

ATTN: Chief Clint Uselton

RE: FY2025 SCHOOL RESOURCE OFFICER GRANT REPAYMENT

We have reviewed the Final Expenditures and Accounting Report for East Ridge Police Department for the period of 07/01/2024-06/30/2024.

The total amount from the endowment grant owed back to the state is **\$14,018.00**.

A check for this amount should be sent to:
TN Department of Safety and Homeland Security
ATTN: Cashiering
1150 Foster Avenue
Nashville, TN 37243

If you have any questions, please e-mail TDOSHS_SROGrants@tn.gov.

Thank you.

Misty Walker
Homeland Security Grants Administrator

RESOLUTION NO. 3770

AGENDA MEMORANDUM

Hamilton County Health Department

**Approval of Grant Award
FY25/26 Step ONE Teaching Garden Grant**

December 11, 2025

Submitted by:

Patty Weaver

Head Librarian

SUBJECT: Approval of F25/26 Step One Hamilton County Health Department Teaching Garden Grant for East Ridge City Library

The East Ridge City Library is requesting approval from the Mayor and City Council to accept the F25/26 Step ONE Teaching Garden Grant from the Hamilton County Health Department in support of East Ridge City Library.

In October 2025, the East Ridge City Library was notified of its successful award for F25/26. These funds are to be used toward the construction, planting, and maintenance of our teaching garden project. All purchases from this grant must be placed through the Step ONE office. Additionally, all grant funds must be utilized by April 30, 2026.

The East Ridge City Library recommends the approval of the F25/26 Step ONE Garden Grant by the Mayor and City Council.

RESOLUTION NO. 3770

**A RESOLUTION OF THE EAST RIDGE CITY COUNCIL
ACCEPTING THE STEP ONE TEACHING GARDEN
GRANT AWARDED TO THE CITY BY THE HAMILTON
COUNTY HEALTH DEPARTMENT**

WHEREAS, the Hamilton County Health Department Step ONE Program offers a Teaching Garden Grant to support fruit and vegetable gardens that encourage healthy eating habits among children and their families; and

WHEREAS, Resolution No. 3740 by the City Council authorized the East Ridge City Library to submit an application for the grant to support the purchase of four vertical movable planters and gardening tools, which will be used for programs for children and adults; and

WHEREAS, the City of East Ridge has been awarded a Step ONE Teaching Garden Grant in the amount of One Thousand Dollars (\$1,000) to support the purchase of four vertical movable planters and gardening tools to be used for educational programs; And

WHEREAS, the City Council finds that acceptance of this grant will benefit the citizens of East Ridge and promote health, education, and community engagement.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, that the City hereby accepts the Step ONE Teaching Garden Grant awarded by the Hamilton County Health Department, and that the City Manager or his designee is authorized to execute all documents necessary to receive and administer the grant funds.

BE IT FURTHER AND FINALLY RESOLVED that this resolution shall take effect immediately after its passage, the public welfare of the City requiring it.

Adopted this _____ day of _____, 2025.

Brian W. Williams, Mayor

ATTEST:

J. Scott Miller, City Manager

APPROVED AS TO FORM:

Mark W. Litchford, City Attorney

RESOLUTION NO. 3771

AGENDA MEMORANDUM
SERVER REPLACEMENTS

December 11, 2025

Submitted By:

Michelle Sinigaglio

Michelle Sinigaglio, Human Resources Director

SUBJECT: Replacement of Three (3) Servers for the City's Information Technology Infrastructure

The City relies on functioning computer servers for operations in all areas. The attached invoice is for the replacement of 3 of our main servers. The timing is primarily due to the age of our existing servers. One recently encountered a critical drive failure and resulted in key processes going offline for extended periods of time, most notably the VPN that allows police officers to access their dispatch program. The replacement of three aged servers at this time will allow us to also switch to a new operating system/virtualization platform that will ultimately save money over the current system.

The cost for the replacements is \$55,688.00. This cost includes the servers, the licensing for the virtualization platform, the training to utilize it, and the hours of labor involved in installation, and transition from the old servers to the new. The funds will come from the Capital Projects Fund.

RESOLUTION NO. 3771

A RESOLUTION OF THE EAST RIDGE CITY COUNCIL AUTHORIZING THE PURCHASE AND INSTALLATION OF THREE REPLACEMENT SERVERS FOR THE CITY'S INFORMATION TECHNOLOGY INFRASTRUCTURE

WHEREAS, the City Council recognizes the critical importance of maintaining reliable and secure information technology infrastructure to support municipal operations and services; and

WHEREAS, the existing servers have reached the end of their useful life, and one recently experienced a critical drive failure, causing extended downtime for key processes; and

WHEREAS, the proposed replacement includes the purchase of three new servers, installation, necessary software licensing, and staff training to ensure proper implementation and use; and

WHEREAS, the replacement of three aged servers at this time will not only restore reliability but also enable the City to transition to a new operating system and virtualization platform, which will result in long-term cost savings compared to the current system; and

WHEREAS, the cost for the replacement, installation, licensing, and training is Fifty-Five Thousand Six Hundred Eighty-Eight Dollars (\$55,688), and funds for this expenditure will come from the Capital Projects Fund.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, that:

SECTION 1. The City Council hereby authorizes the purchase and installation of three (3) replacement information technology servers and approves the expenditure of Fifty-Five Thousand Six Hundred Eighty-Eight Dollars (\$55,688) for purchase, installation, licensing, and training.

SECTION 2. Funding for this expenditure shall be drawn from the Capital Projects Fund.

SECTION 3. The City Manager, or his designee, is authorized to execute any necessary agreements or documents required to complete the server replacement project.

BE IT FURTHER RESOLVED, that this resolution shall take effect immediately after its adoption, the public welfare of the City requiring it.

Adopted this _____ day of _____ 2025.

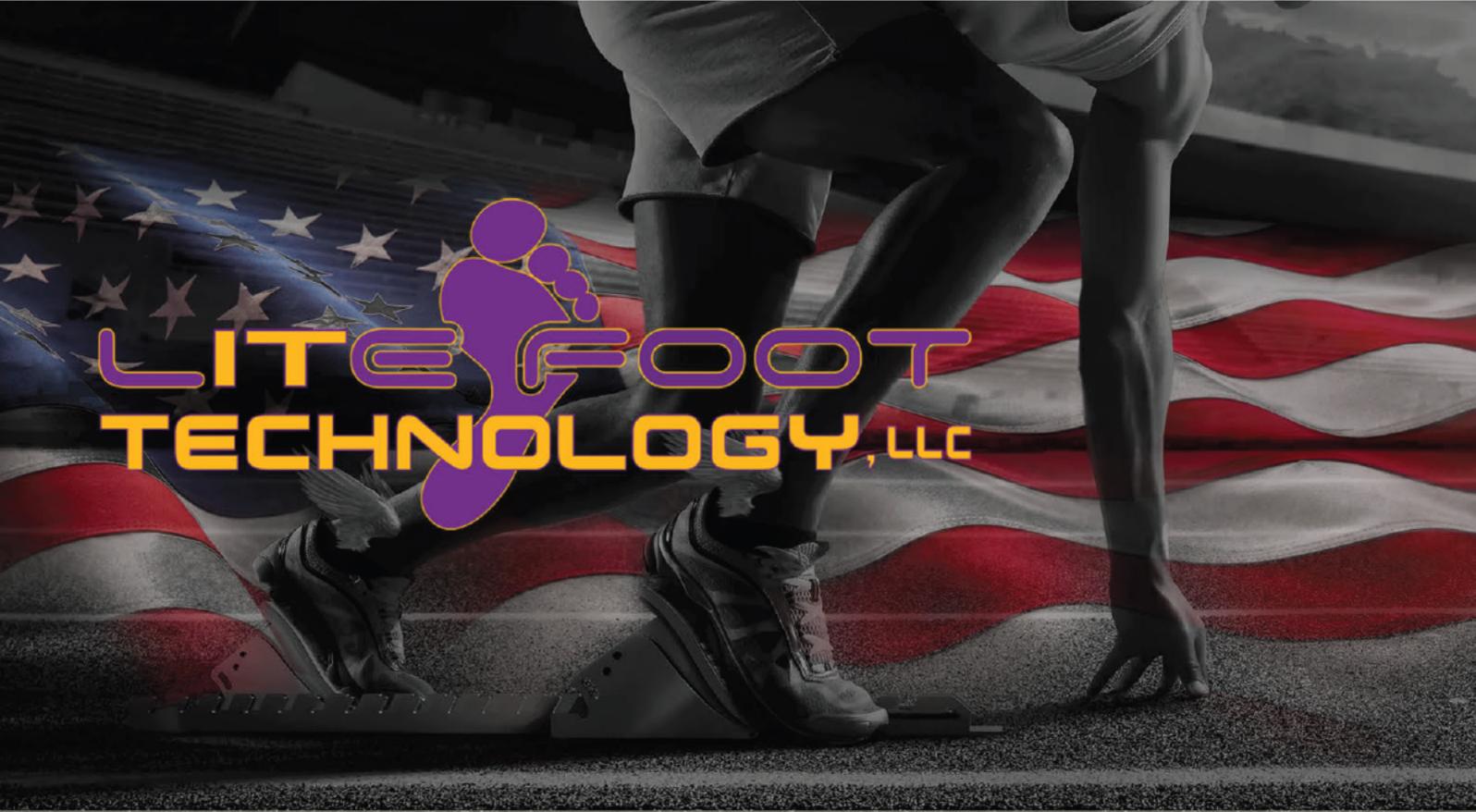
Brian W. Williams, Mayor

ATTEST:

J. Scott Miller, City Manager

APPROVED AS TO FORM:

Mark W. Litchford, City Attorney



New Hosts with VergelO

Prepared for:

City of East Ridge

Prepared by:

Robert Hilton

New Hosts with VergelO

City of East Ridge
Tyler Basham
1517 Tombras Ave
East Ridge, TN, 37412

Sales Representative: **Robert Hilton**
robert@litefoottech.com
423-756-9290

November 19, 2025

New Host Setup and VM Migration from VMWare to VergelO

Statement of Work

Host Replacement & VergelO Migration

- Replace existing Dell R530, R440, and R740 servers with three new Supermicro Hosts.
- Deploy VergelO as the new virtualization platform, migrating away from VMware.
- Configure two primary production hosts and designate the third host as Backup/DR, to be located at the Police Department (PD).
- Install, configure, and optimize VergelO across all three hosts, including cluster creation and storage configuration.
- Perform full migration of the following virtual machines to the new VergelO environment:
 - DC01
 - DC02
 - Adlumin x2
 - ERPD-Net
 - ER-File
- Validate VM functionality post-migration, including authentication, file services, network connectivity, and security agents.
- Decommission legacy Dell hosts after successful cutover and client approval.
- Deliver basic VergelO admin overview and handoff to IT staff.

Note: We are estimating that this project will take between 40-60 hrs.

Products & Labor

Product info	Quantity	Price	Total
<p>Litefoot Server</p> <p>Supermicro 2 U Server</p> <p>1 x Supermicro CSE-LA25TQC-R609LP 2U 8-Bay 600W RPS</p> <p>1 x Supermicro 26.5" to 36.4" Rail Set for 3U 17.2" W Chassis</p> <p>1 x Supermicro X13DEI EATX 2 x CPU 4th Gen Xeon Scalable IPMI</p> <p>2 x Intel Xeon Silver 4510 12C 2.4GHz</p> <p>2 x Supermicro SNK-P0088AP4 2U Active Heatsink for X13 Gen</p> <p>4 x Kingston 32GB DDR5 ECC Registered</p> <p>2 x Micron 7450 Pro 1.92TB NVMe MTFDKBG1TgTFR-1BC15ABYYR</p> <p>3 x Kingston 7.68TB 2.5" Mixed-Use Enterprise</p> <p>1 x SlimSAS 8x to 8 SATA with Sideband 0.75m (CB-54SA-0.75)</p> <p>1 x Intel E810-DA2 Dual-10/25GbE SFP+ PCIe Adapter</p> <p>1 x Rail Kit 26.5" TO 36.4" 2U-3U 17.2"</p> <p>1 x Integrate, Test, Update</p> <p>1 x 3-Year Parts-Only Warranty, No On-Site Included</p>	3	\$14,981.25	\$44,943.75
<p>VergelO-SMB License-1YR</p> <p>SMB License, 3-node bundle, 1YR</p> <p>-Max of 3 Nodes and 30 VM's or less</p>	1	\$4,556.25	\$4,556.25
<p>VergelO-Training</p> <p>Training 2 x 2 Hours Sessions for up to 4 People</p>	1	\$540.00	\$540.00
<p>VergelO-Install OS-1 SVR</p>	3	\$216.00	\$648.00
<p>Labor / Installation</p> <p>Estimated labor to setup the new Hosts and migrate from VMWare to VergelO per Statement of Work</p>	40	\$125.00	\$5,000.00

Summary

One-time **\$55,688.00**
Total Excluding Sales Tax

RESOLUTION NO. 3772

AGENDA MEMORANDUM
2026 RECREATIONAL SEASON UNIFORM BID

DECEMBER 11th, 2025

Submitted By:

Shawwna Skiles

Shawwna Skiles, Parks and Recreation Director

Bid Opening Summary – Athletic Uniforms for 2026 Season

On **December 3, 2025**, the City of East Ridge Parks and Recreation Department conducted a bid opening for athletic uniforms for the **2026 recreational sports seasons**. We received a total of **four bids**:

- **Go Sports USA Inc** – \$57,425.00
- **Jayour LLC** – \$113,114.50
- **BSN** – \$68,452.00 (*submitted duplicate bids and did not include cheer uniforms*)
- **Krown Sports** – \$60,100.00

After reviewing all submissions and conducting reference checks, the Parks and Recreation Department recommends awarding the contract to **Krown Sports**, even though they are not the lowest bidder.

Reason for Recommendation:

- The lowest bidder, Go Sports USA Inc, has no prior history with our department. Reference checks revealed that they have consistently failed to meet the required two-week turnaround with other Parks and Recreation departments in our region, with uniform deliveries taking four or more weeks.
- Timely delivery is critical for our programs. Delays would result in uniforms arriving after the season begins, which is unacceptable.
- **Krown Sports** has been a trusted vendor for the past **four years**, consistently delivering on time and meeting quality standards. Their proven reliability ensures a smooth rollout for the upcoming season.

Our goal is to secure a vendor with a **proven track record** in supplying youth sports apparel to guarantee readiness and consistency across all programs. Approval of this recommendation will allow us to proceed with ordering and distributing uniforms well in advance of the season.

We respectfully request **City Council approval to award the 2026 athletic uniform contract to Krown Sports**.

SS

RESOLUTION NO. 3772

**A RESOLUTION OF THE EAST RIDGE CITY COUNCIL
APPROVING A BID FOR THE 2026 RECREATIONAL
SEASON UNIFORMS FOR THE PARKS AND
RECREATION DEPARTMENT**

WHEREAS, on November 2, 2025, the City of East Ridge advertised for bids for the 2026 Recreational Season Uniforms for the Parks and Recreation Department; and

WHEREAS, sealed bids were opened and publicly read on December 3, 2025, at 2:30 p.m. at East Ridge City Hall; and

WHEREAS, City staff has maintained a file of the bids which were submitted; and

WHEREAS, after conducting a public bid opening and reviewing the bid documents, City staff recommends the bid for the 2026 recreational season uniforms be awarded to Krown Sports USA Inc. in the amount of Sixty Thousand One Hundred Dollars (\$60,100.00).

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EAST RIDGE, TENNESSEE, that the bid for the 2026 Recreational Season Uniforms for the Parks and Recreation Department be awarded to Krown Sports USA Inc. in the amount of Sixty Thousand One Hundred Dollars (\$60,100.00).

BE IT FURTHER RESOLVED that the Mayor, or his designee, is hereby authorized to execute any contract or agreement necessary between the City of East Ridge and Krown Sports USA Inc. subject to approval of the City Attorney, in the amount stated herein.

BE IT FURTHER AND FINALLY RESOLVED that this resolution shall take effect immediately after its passage, the public welfare of the City requiring it.

Adopted this _____ day of _____, 2025.

Brian W. Williams, Mayor

ATTEST:

J. Scott Miller, City Manager

APPROVED AS TO FORM:

Mark W. Litchford, City Attorney

RESOLUTION NO. 3773

AGENDA MEMORANDUM

APPOINTMENT TO THE EAST RIDGE BEER BOARD

DECEMBER 11, 2025

Submitted by:



Jennifer Deitrick, City Clerk

Subject: Appointment to the East Ridge Beer Board to Fill an Expired Term

The term of Carnell Storie on the East Ridge Beer Board expired on November 26, 2025. A notice was published on the City's website inviting citizens to apply to serve on the Beer Board. No applications were submitted during the initial applicatoin period. The deadline was then extended and five applications were submitted during the extended applicatoin period.

Attached is a resolution to memorialize Councilmember Ezell's appointment to the East Ridge Beer Board for a three-year term, beginning December 11, 2025, and ending November 26, 2028.

RESOLUTION NO. 3773

**A RESOLUTION OF THE EAST RIDGE CITY
COUNCIL MEMORIALIZING AN APPOINTMENT
BY COUNCILMEMBER EZELL TO THE EAST
RIDGE BEER BOARD**

WHEREAS, the East Ridge Beer Board fulfills an important role regarding the regulation of licensing, sale, storage for sale, distribution for sale, and manufacturing of beer within the City of East Ridge; and

WHEREAS, the City Council appoints certain of its citizens to the City of East Ridge Beer Board in accordance with City Code Chapter 2, Section 8-201; and

WHEREAS, the term for Board Member Carnell Storie expired on November 26, 2025; and

WHEREAS, Councilmember Ezell has appointed _____, to serve on the East Ridge Beer Board for the term of December 11, 2025, through November 26, 2028.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of East Ridge, Tennessee hereby memorializes the appointment of _____, by Councilmember Ezell to the East Ridge Beer Board for the term of December 11, 2025, through November 26, 2028.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately after its passage, the public welfare of the City requiring it.

Adopted this _____ day of _____ 2025.

Brian W. Williams, Mayor

ATTEST:

J. Scott Miller, City Manager

APPROVED AS TO FORM:

Mark W. Litchford, City Attorney

RESOLUTION NO. 3774

AGENDA MEMORANDUM

APPOINTMENT OF THE CHAIRPERSON OF THE EAST RIDGE BEER BOARD

DECEMBER 11, 2025

Submitted by:



Jennifer Deitrick, City Clerk

SUBJECT: Appointment of the Chairperson of the East Ridge Beer Board

The East Ridge Beer Board plays a key role in regulating the licensing, sale, storage for sale, distribution for sale, and manufacturing of beer within the City. Pursuant to Title 8, Chapter 2, Section 201 of the East Ridge City Code, the Mayor appoints the Chairperson of the Beer Board each November.

This year, the appointment is being made at the December 11, 2025 City Council meeting. The adjustment in timing is due to the appointment of a Beer Board member at the December 11 meeting, and the Mayor's intent to appoint the Chairperson once all appointments to the Beer Board have been completed.

The current Chairperson is Roy Keown.

Attached is a resolution to memorialize the Mayor's appointment of the Chairperson.

RESOLUTION NO. 3774

**A RESOLUTION OF THE EAST RIDGE CITY
COUNCIL MEMORIALIZING THE APPOINTMENT
OF THE CHAIRPERSON OF THE EAST RIDGE BEER
BOARD BY MAYOR WILLIAMS**

WHEREAS, the East Ridge Beer Board fulfills an important role with regard to the regulation of licensing, sale, storage for sale, distribution for sale, and manufacturing of beer within the City; and

WHEREAS; it is the prerogative of the Mayor to appoint a Chairperson to the East Ridge Beer Board each November; and

WHEREAS, the Mayor wishes to appoint _____ as Chairperson of the East Ridge Beer Board.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of East Ridge, Tennessee hereby memorializes the appointment of _____ as Chairperson of the East Ridge Beer Board by Mayor Brian Williams.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately after its passage, the public welfare of the City requiring it.

Adopted this _____ day of _____ 2025.

Brian W. Williams, Mayor

ATTEST:

J. Scott Miller, City Manager

APPROVED AS TO FORM:

Mark W. Litchford, City Attorney

RESOLUTION NOs. 3775, 3776, & 3777

AGENDA MEMORANDUM

APPOINTMENTS TO THE EAST RIDGE LIBRARY BOARD

DECEMBER 11, 2025

Submitted by:



Jennifer Deitrick, City Clerk

SUBJECT: Resolutions Memorializing Appointments to the East Ridge Library Board

BACKGROUND:

Three terms on the East Ridge Library Board are set to expire on December 30, 2025. In accordance with the appointment structure established by the City Council, two of the appointments will be made by individual Councilmembers and one will be made collectively by the City Council.

To fill the upcoming vacancies, three resolutions are presented for approval:

1. A resolution memorializing an appointment by Councilmember Cagle
2. A resolution memorializing an appointment by Councilmember Witt
3. A resolution approving an appointment made by the City Council

The new terms for each appointment will begin on December 31, 2025, and will expire on December 30, 2028.

RESOLUTION NO. 3775

**A RESOLUTION OF THE EAST RIDGE CITY
COUNCIL MEMORIALIZING AN APPOINTMENT
BY COUNCILMEMBER CAGLE TO THE EAST
RIDGE LIBRARY BOARD**

WHEREAS, the East Ridge Library Board fulfills an important role with regard directing the affairs of the Library; and

WHEREAS, the City Council appoints certain of the citizens to the City of East Ridge Library Board in accordance with City Code, Title 2, Chapter 1, Section 2-101; and

WHEREAS, the term for Linda Henson will expire on December 30, 2025; and

WHEREAS, Councilmember Cagle has appointed _____ to serve on the East Ridge Library Board for the term December 31, 2025, through December 30, 2028.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of East Ridge, Tennessee hereby memorializes the appointment of _____, by Councilmember Cagle to the East Ridge Library Board for the term of December 31, 2025, through December 30, 2028.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately after its passage, the public welfare of the City requiring it.

Adopted this _____ day of _____ 2025.

Brian W. Williams, Mayor

ATTEST:

J. Scott Miller, City Manager

APPROVED AS TO FORM:

Mark W. Litchford, City Attorney

RESOLUTION NO. 3776

**A RESOLUTION OF THE EAST RIDGE CITY
COUNCIL MEMORIALIZING AN APPOINTMENT
BY COUNCILMEMBER WITT TO THE EAST
RIDGE LIBRARY BOARD**

WHEREAS, the East Ridge Library Board fulfills an important role with regard directing the affairs of the Library; and

WHEREAS, the City Council appoints certain of the citizens to the City of East Ridge Library Board in accordance with City Code, Title 2, Chapter 1, Section 2-101; and

WHEREAS, the term for Carolyn Tucker will expire on December 30, 2025; and

WHEREAS, Councilmember Witt has appointed _____ to serve on the East Ridge Library Board for the term December 31, 2025 through December 30, 2028.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of East Ridge, Tennessee hereby memorializes the appointment of _____, by Councilmember Witt to the East Ridge Library Board for the term of December 31, 2025 through December 30, 2028.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately after its passage, the public welfare of the City requiring it.

Adopted this _____ day of _____ 2025.

Brian W. Williams, Mayor

ATTEST:

J. Scott Miller, City Manager

APPROVED AS TO FORM:

Mark W. Litchford, City Attorney

RESOLUTION NO. 3777

**A RESOLUTION OF THE EAST RIDGE CITY
COUNCIL APPROVING AN APPOINTMENT BY
THE CITY COUNCIL TO THE EAST RIDGE
LIBRARY BOARD**

WHEREAS, the East Ridge Library Board fulfills an important role with regard to directing the affairs of the Library; and

WHEREAS, the City Council appoints certain of the citizens to the City of East Ridge Library Board in accordance with City Code, Title 2, Chapter 1, Section 2-101; and

WHEREAS, Marilyn Lowrey was appointed by the entire City Council; and

WHEREAS, the term for Marilyn Lowrey will expire on December 30, 2025.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of East Ridge, Tennessee hereby approves the appointment of _____ to the East Ridge Library Board for the term of December 31, 2025, through December 30, 2028.

BE IT FURTHER RESOLVED that this Resolution shall take effect immediately after its passage, the public welfare of the City requiring it.

Adopted this _____ day of _____ 2025.

Brian W. Williams, Mayor

ATTEST:

J. Scott Miller, City Manager

APPROVED AS TO FORM:

Mark W. Litchford, City Attorney

ORDINANCE NO. 1239

AGENDA MEMORANDUM

Rezone

Date: January 8, 2026

Submitted by:



Michael Howell, Chief Building Official

SUBJECT:

On December 1st, 2025, Allen Jones with Stone Creek Consulting petitioned the East Ridge Planning Commission to rezone the parcel located at 1408 San Hsi Drive (Tax Map # 169K J 009) from C-2 General Commercial District to R-2 Residential Duplex District.

The East Ridge Planning Commission approved the request to rezone the parcel.

Record No: RZON-25-13

Zone Application

Status: Active

Submitted On: 11/4/2025

Primary Location

1408 SAN HSI DR
EASTRIDGE, TN 37412

Owner

No owner information

Applicant

 Allen Jones

 919-793-4077

 allen@stonecreekconsultingllc.c

 PO Box 2067

Dunlap, TN 37327

Applicant Information

Applicant Name*

Allen Jones

Applicant Address*

PO Box 2067, Dunlap, TN 37327

Applicant Phone Number(s)*

919-793-4077

Date of Application*

11/04/2025

Property Information

Property Address*

1408 San Hsi Dr

Tax Parcel Number*

169K J 009

Current Property Zoning

C-2 General Commercial District

Requested Zoning*

R-2 Residential Duplex District

Requested Rezone Purpose*

1408 San Hsi Dr is zoned C-C and the request is to rezone the property to R-2 for the development of a duplex. Although the property is only 50 ft wide, it is a buildable lot for residential use since it is a lot of record dating back to 1926. This area was historically zoned LB (Local Business District) before the City of East Ridge adopted a new zoning district in 1998 establishing the C-2 district. As you can tell from the zoning map, a 600 +/- corridor was zoned commercial following Ringgold Rd. The proposed duplex use is a good transition from commercial activity to the south and the single-family homes to the north. The adjacent residential homes are legal non-conforming since they are located within the C-2 zone.

Additional Information

Map showing location of property, all adjacent streets and/or right-of-way, property boundaries, and frontages could be included with this application. Such information is obtainable at <https://gismaps.hamiltontn.gov/>

Proof of ownership of the property must be included with application.

Please use an additional sheet to attach any comments on case background or information that are pertinent to this application, then upload.

Acknowledgement

I hereby certify that the information contained herein is true and accurate to the best of my knowledge.*

Signature*

 Allen Jones
Nov 4, 2025

Timeline

Item	Activated	Completed	Assignee	Due Date	Status
Application Fee	11/4/2025, 5:52:50 PM	11/4/2025, 5:53:53 PM	Allen Jones	-	Completed
Intake Review	11/4/2025, 5:53:54 PM	11/5/2025, 8:02:16 AM	Melissa Mahoney	-	Completed
Planning Commission	11/5/2025, 8:02:17 AM	12/3/2025, 10:03:22 AM	Michael Howell	-	Completed
City Council	12/3/2025, 10:03:23 AM	-	Michael Howell	-	Active
Decision Letter	-	-	-	-	Inactive



Planning Commision

Record No.RZON-25-13

Status Completed

Became Active November 5, 2025

Type Approval

Due Date None

Assignee Michael Howell

Record No: RZON-25-13

Rezone Application

Status: Active

Submitted On: 11/4/2025

Primary Location

1408 SAN HSI DR
EASTRIDGE, TN 37412

Owner

No owner information

Applicant

 Allen Jones
 919-793-4077
 allen@stonecreekconsultingllc.com
 PO Box 2067
Dunlap, TN 37327

Messages

Michael Howell

December 2, 2025 at 9:31 am

Allen, If you would like to move forward with the rezoning request for City Council review, please respond to this message accordingly.

Michael Howell  Internal

December 2, 2025 at 9:32 am

Planning Commission approved the request to rezone on 12-1-2025

Allen Jones

December 2, 2025 at 11:17 pm

Yes, I would like to move forward with the rezoning request for City Council Review. Please let me know the dates. Thanks.

Michael Howell

December 3, 2025 at 9:01 am

Allen, Thank you! The first reading, along with the public hearing, will take place during the January 8th, 2026, city council meeting. If the rezone is approved on the first reading, the second and final reading will take place on January 22nd, 2026.

Step Activity

OpenGov system activated this step

11/05/2025 at 8:02 am

OpenGov system assigned this step to Michael Howell

11/05/2025 at 8:02 am

Michael Howell approved this step

12/03/2025 at 10:03 am



CASE NUMBER: 2025-0187		Date Submitted: 10/20/2025	
<i>Sections 1-9 below to be filled out by Applicant- RPA staff will assist if needed</i>			
1 Applicant Request			
Rezoned From: C-2		Rezoned To: R-2	Total acres in request area: 0.18
2 Applicant Requested Conditions		Yes:	No: <input checked="" type="checkbox"/>
3 Proposed Conditions – Attach a separate page if conditions won't fit in this box			
None			
4 Property Information			
Property Address: 1408 San Hsi Dr		Property Tax Map Number: 169K-J-009	
5 Proposed Development			
Reason for request/Project description:	Duplex		
6 Site Characteristics			
Current Use:	Vacant		
Adjacent Uses:	Auto Shop, Car Wash, Single Family		
7 Applicant Information			
Name: Stone Creek Consulting LLC (c/o Allen Jones)			
Address (street, city, state, zip): P. O. Box 2067, Dunlap, TN 37327			
Phone: 919-793-4077		Email: allen@stonecreekconsultingllc.com	
Primary Contact (if different than applicant information):			
Address (street, city, state, zip):			
Phone:		Email:	
<input type="checkbox"/> ← If the Applicants Information is the same as the Property Owners, please check the box to the left.			
8 Property Owner Information Only fill out this section if applicant is not the property owner. RPA requires a signed Owner Authorization form from the property owner. Property Owner Authorization Forms are available through the RPA.			
Name: F & J Collective LLC			
Address (street, city, state, zip): [REDACTED]			
Phone: [REDACTED]		Email: [REDACTED]	
9 Applicant Signature and Consent			
By signing below, I verify that am the property owner, or have been authorized to act as an agent on behalf of the applicant or owner. I have read and understand the information provided in the RPA Application Policy, and agree to adhere to the policies of the RPA and responsibilities of the applicant as outlined.			
Signature: <u>See Submitted Application</u>		Date: _____	
Office Use Only:			
Checklist			
<input checked="" type="checkbox"/> Application	<input checked="" type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Ownership Authorization	
<input checked="" type="checkbox"/> Property Cards	<input checked="" type="checkbox"/> Deeds	<input checked="" type="checkbox"/> Plats	
<input checked="" type="checkbox"/> Application Fee: \$150	<input type="checkbox"/> Cash	<input checked="" type="checkbox"/> Credit	<input type="checkbox"/> Check
<input checked="" type="checkbox"/> Notice signs	Number of notice signs: 1		
Municipality: East Ridge		Planning District: 6	Neighborhood: None
County Commission District: 8		City Council District: 0	
PC meeting date: December 8, 2025		Application processed by: Jennfier Ware	
<u>Staff Recommendation:</u>	<u>PC Action/Date:</u>	<u>Legislative Action/Date/Ordinance:</u>	

October 20, 2025

Re: Zoning Application Narrative
1408 San Hsi Dr

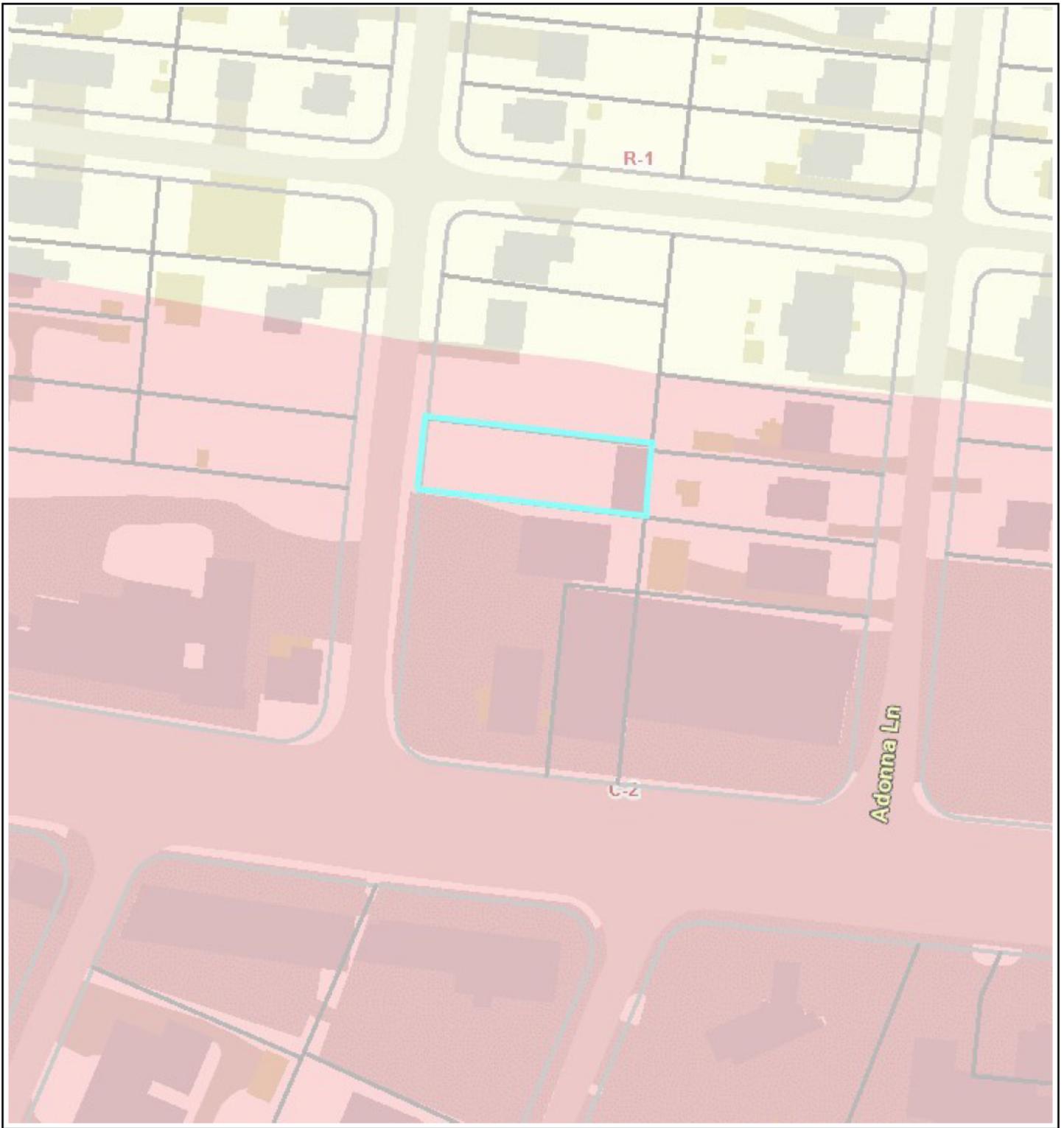
1408 San Hsi Dr is zoned C-C and the request is to rezone the property to R-2 for the development of a duplex. Although the property is only 50 ft wide, it is a buildable lot for residential use since it is a lot of record dating back to 1926. This area was historically zone LB (Local Business District) before the City of East Ridge adopted a new zoning district in 1998 establishing the C-2 district. As you can tell from the zoning map, a 600 +/- corridor was zoned commercial following Ringgold Rd. The proposed duplex use is a good transition from commercial activity to the south and the single-family homes to the north. The adjacent residential home are legal non-conforming since they are located within the C-2 zone. The property is located in the 100-year flood zone, so the structure will need to be elevated 1 foot above the base flood elevation.

Sincerely,



Allen Jones, PLA

2025-0187 Rezoning from C-2 to R-2



2025-0187 Rezoning from C-2 to R-2





PROPERTY INFORMATION:
 OWNER F&J COLLECTIVE LLC
 ADDRESS 1408 HSI SAN DR
 TAX MAP # 189K J 009
 LOT SIZE 0.18+ ACRES
 DISTRICT EAST RIDGE

EXISTING ZONE C-C
 PROPOSED ZONE R-2
 AREA FOR REZONE 0.18 ACRES

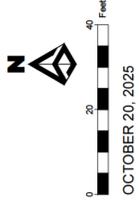
PROPOSED USE 2 RESIDENTIAL UNITS
 PROPOSED DENSITY 11 UNITS/ACRE

PROPOSED PARKING 4 SPACES

SURVEY INFORMATION:
 BOUNDARY INFO TAKEN FROM HAMILTON COUNTY GIS DATA
 PROPERTY IS LOCATED WITHIN THE 100 YEAR FLOOD AREA



LOCATION MAP
SCALE: 1" = 300'



1408 San Hsi Dr - Rezoning Site Plan

SCALE: 1" = 20'



ALLEN JONES, PLA
 915.753.4077
 PO BOX 2067 | DUNLAP, TN 37327
 ALLEN@STONECREEKCONSULTINGLLC.COM

Chattanooga-Hamilton County Regional Planning Agency

PLANNING COMMISSION STAFF REPORT

CASE NUMBER: 2025-0187	APPLICANT: Stone Creek Consulting LLC (c/o Allen Jones)	PROPERTY OWNER: F & J Collective LLC
PROPERTY ADDRESS: 1408 San Hsi Dr.	TAX MAP PARCEL ID: 169K-J-009	JURISDICTION: East Ridge
SIZE OF PROPERTY: 0.18 acres	REQUEST: Rezone from C-2 General Commercial District to R-2 Residential Duplex District for a duplex.	

PROPERTY DESCRIPTION

EXISTING LAND USE Vacant	SURROUNDING LAND USES <u>North:</u> Single-Unit Detached Residential <u>East:</u> Single-Unit Detached Residential <u>South:</u> Commercial <u>West:</u> Vacant		ACCESS San Hsi Drive
TRANSPORTATION San Hsi Drive is a local road.	PROPOSED RESIDENTIAL DENSITY 11 du/ac (2 units)	ADJACENT RESIDENTIAL DENSITY ~ 4 du/ac	NATURAL RESOURCES The site is in the 100-year floodplain.

ZONING

ZONING HISTORY	<ul style="list-style-type: none"> • There is no recent zoning history for the site. • Case 2023-0166 located at 1317 San Hsi Drive applied to rezone from R-1 to C-5. The application was denied by the East Ridge City Council. • Case 2017-0188 located at 1403 Sewanee Drive was rezoned from C-2 and R-1 to R-1 (Ordinance #1062).
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ZONE DISTRICT COMPATIBILITY	USE	CURRENT C-2 ZONE	PROPOSED R-2 ZONE
	Single-Unit Detached Residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Two-Unit Residential	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Multi-Unit Residential	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Office	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Institutional	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Commercial	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	DEVELOPMENT STANDARDS	CURRENT C-2 ZONE	PROPOSED R-2 ZONE
	Lot Size	N/A	10,000 sf
	Lot Frontage	N/A	75'
Setbacks	Front: 25' Side: 10' Rear: 25' when adjacent to R-1, R-2, R-3, R-5, RZ-1, and RT-1	Front: 25' Side: 10' Rear: 25'	
Building Height	No Building shall exceed in height the shortest distance from Building to nearest boundary of an R-1, R-2, R-3, RZ-1, or RT-1	2.5 stories or 35'	

DISCUSSION OF STAFF RECOMMENDATION

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> See Comments	COMPATIBILITY WITH ADJACENT LAND USES The site is surrounded by commercial and residential land uses. There is a duplex north of the site at 1318 San His Drive. The proposed zone allows for other uses which are compatible with surrounding uses.
---	--

<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> See Comments	COMPATABILITY WITH DEVELOPMENT FORM The request is consistent with the scale and character of the surrounding residential development. The proposed use will result in a lower intensity of development than what is typically permitted in the C-2 zone, ensuring that the overall form and character of the area are maintained.
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> See Comments	CONCERNS REGARDING LOCATION, LIGHTING, OR HEIGHT There are no nuisance concerns. The request is a downzoning of property.



City of East Ridge

1517 Tombras Avenue
East Ridge, Tennessee 37412
(423)867-7711 • www.eastridgetn.gov

Department of Building and Codes

DATE: November 21st, 2025
TO: Planning Commission Members
FROM: Building and Codes Department
SUBJECT: Rezone

Applicant: Stone Creek Consulting LLC (c/o Allen Jones)

Location: 1408 San Hsi Drive
Tax Map Number: 169K J 009

Consider the request of Alen Jones to have the property located at 1408 San His Drive rezoned from C-2 Commercial District to R-2 Residential Duplex District to construct a duplex.

No compatibility challenges identified.

1. The proposed duplex use aligns with the predominant residential character of San Hsi Drive. Adjacent residential and mixed-use areas suggest that introducing another duplex will blend with existing development rather than disrupt it.
2. The request to rezone represents a reduction in land-use intensity, decreasing potential noise, lighting, and traffic impacts compared to permitted C-2 commercial uses. The request is a downzoning of the property. Note: STVRs would be allowed in an R-2 district if approved.
3. There are several existing duplexes in the area that are legal nonconforming, being zoned R-1, constructed before ordinance 481 went into effect, indicating a historical mix of residential types.
4. Setback and height standards of the R-2 district will ensure compatibility with adjacent single-family homes. Although the parcel does not meet the current size and frontage requirements, the parcel is a lot of record and is a buildable lot. The duplex form and scale align with existing residential structures along San Hsi Drive
5. The rezoning request supports the ongoing residential stability of San Hsi Drive by allowing a modest duplex development consistent with the surrounding area's form and character. The downzoning from C-2 to R-2 represents a balanced planning approach, encouraging appropriate residential infill while reducing potential commercial encroachment into established neighborhoods, creating a transitional zoning from commercial to high-density residential.

The proposed rezone aligns with the guidelines of Resolution 3517, which aims to protect single-family residential neighborhoods.

Brian Williams
Mayor

David Tyler
Vice-Mayor

Jacky Cagle
Councilmember

Andrea Witt
Councilmember

Jeff Ezell
Councilmember

J. Scott Miller
City Manager

RESOLUTION NO. _____

AGENDA MEMORANDUM
FY 2025-2026 STREET RESURFACING PROGRAM

January 8, 2025

Submitted By:



J. Scott Miller, City Manager

SUBJECT:

The FY 2025-2026 State Street Aid Fund and Capital Improvement Fund has appropriated under Paving/Maintenance the amount of \$1,300,000. A street resurfacing program for this fiscal year was completed by Jeff Sikes, ASA Engineering, Chris Vaughn, Street Department Supervisor, input from the Police Officers, and myself. The three (3) of us ventured out in the field and visually viewed/inspected the streets and their current condition and developed our listing of streets for consideration for resurfacing.

This fiscal year's street resurfacing program includes portions of residential streets throughout the City that we felt needed attention due to being in a deteriorated condition (spaulding, severe cracking, and/or depression/upheaval in pavement). The residential streets selected are through streets or connecting streets. Cul-de-sac streets were not included in this year's street resurfacing program since there are still many through/connecting streets in poor condition.

Attached hereto please find a listing of streets proposed for the FY 2025-2026 resurfacing program. In many instances only portions, or segments, of the street are scheduled to be milled and resurfaced versus milling and resurfacing the entire street (end to end or intersection to intersection). Following this practice the City is able to mill and resurface additional areas of deteriorated pavement.

I should note that Caldwell Paving, awarded the street resurfacing bid for FY 2024-2025 in March 2025, has not completed the resurfacing work as of this date. Should they not complete the resurfacing prior to the end of this calendar year, staff (Jeff Sikes and myself) recommends that the contract be terminated with Caldwell and the balance of funds be carried over to the FY 2025-2026 street resurfacing program, along with the streets not completed.

The proposed timetable for the street resurfacing program is as follows: City Council approves the list of streets on January 8, 2026; ASA Engineering marks the streets and prepares detailed drawings for bid in January/February 2026; program out to bid in mid-February 2026; and resurfacing to occur after April 1st.

Attachment
JSM/

STREET RESURFACING LIST
FY 2025-2026

- 1200 Block of South Seminole – Sections in the vicinity of 1235 and 1510
- Gleason Drive – Gleason Terrace to Donaldson
- 10 Franklin Place
- 5500 Block of Marion Avenue (specifically 5424)
- Pleasant Street – the curve to Oakdale
- 5200 Block of Weaver Street
- 5300 Block of Anderson Avenue – McBrien east to Bridge
- S St. Marks – the entire roadway
- 5312 to 5317 Oakdale Avenue
- 5450 to 5495 Oakdale Avenue (include the intersection with West End)
- 1305 to 1216 West End Avenue
- 5800 Block of Gibson Street
- Holiday Drive at Landsdell Road
- Landsdell Road – the entire roadway
- Hurst Street – 1035 Hurst to end of roadway
- Blanton- the entire roadway
- Frawley Road – 724 to 532 Frawley
- Moreview Road at Benson Road
- Intersection of Moreview Road and Layfield
- Benson – the entire roadway
- Claremont Court – section (?)
- 1612 to 1623 S Rugby Place
- 3500 Block of Crabtree Drive – section off S Seminole
- Greenlake Road – 1512 to State Line Road
- 1500 to 1400 Block of Greenlake Road
- Greenbriar Road from Prigmore Road to McBrien
- 2107-2105 Wren Road
- Scott Street – Keeble to dead end
- 1614-1609 Truman Avenue
- 6300 Block of Marietta Street – off N Mack Smith to S Seminole
- 400 Block of Bluebird Circle (?)
- Wellworth – from Swanee to 5919 Wellworth
- Roper – entire roadway

11-11-25